McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/05 15:56 2 pg
Fees:13.00 Taxes:499.50
20050328-0033098

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of March

Notary Public
My Commission expires:
(Affix Seal)

SCOTT S. HUBBARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tomas A. Cruz	New Owner	133-12-0-312.00
620 Kay Court		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas F. Cone, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tomas A. Cruz, single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 52 on the plan of Addition to Greenwood Hills, Section 3, of record in Plat Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 52 fronts 35.0 feet on the westerly margin of Kay Court and extends back 174.83 feet on the southerly line and 153.99 feet on the northerly line to a broken line in the rear on which it measures a total distance of 150.48 feet.

Being the same property conveyed to Thomas F. Cone, by deed from Aubrey B. Harwell. Jr., Trustee, and Aubrey B. Harwell, Jr., individually, on July 21, 1989, of record in Book 7894, page 990, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **620 Kay Court, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

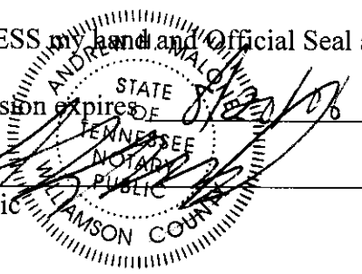
WITNESS our hands this March 23, 2005.

Thomas F. Cone

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas F. Cone** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 23, 2005



My commission expires 8-22-06

Notary Public