THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24002-03-2005** Return To: **SIDWELL & BARRETT, P.C.** **121 1st Avenue South, Suite 200** **Franklin TN 37064**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $176,900.00. Affiant Subscribed and sworn to before me this 25th day of March, 2005. Notary Public My Commission Expires: 11-22-05 DONALSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Alisa J. McCance 217 Wauford Drive Nashville, TN 37211	New Owners	Map No.147.06-0 Parcel No. 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Juarez and wife, Angela F. Griffin Juarez,** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Alisa J. McCance, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 217 Wauford Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of March, 2005.

John Juarez

Angela F. Griffin Juarez

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Juarez and Angela F. Griffin Juarez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2005.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/30/05 11:36 2 pg
Fees:13.00 Taxes:654.53

20050330-0034404

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 104 on the Plan of Section One (Revised) Caldwell Hall, as of record in Plat Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John Juarez and Angela F. Griffin, as joint tenants with right of survivorship by deed dated 7/23/99 from Seth H. Ritter etux Robin K. Ritter of record in Book 11587, page 314, Register's Office for Davidson County, Tennessee. The parties having married, and Angela F. Griffin now being known as Angela F. Griffin Juarez

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2900, page 57, 58, and 59, Register's Office for Davidson County, Tennessee.