...for Recording to:
...Heritage Title Services, LLC
One Le...
...

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $73,[illegible]00.00

Affiant

Subscribed and sworn to before me, this 1st day of ~~February~~ March, 2005.

Notary Public
My commission expires: 11/22/08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 04/13/05 14:19 2 pgs
Fees:13.00 Taxes:273.43
20050413-0041258

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose Olivencia, Jr. 115 Sadler Court Nashville TN 37210	Same as New Owner	106-13-0/160.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged F. Scott Lamuno, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jose Olivencia, Jr., an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Re-Subdivision of Part of Sadler Estate Section 9 of record in Book 2083 page 77 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to F. Scott Lamuno by deed from Manufacturer's Traders Trust Company, Trustee of record in Instrument No. 20040721-0087100 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Sadler Estates Section 9 of record in Book 2083 Page 77, Register's Office for Davidson County, Tennessee

This property is improved property known as 115 Sadler Court, Nashville, Tennessee 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 1st day of March, 2005.

F. Scott Lamuno

Olympia C. Lamuno
Who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. Scott Lamuno and Olympia C. Lamuno , the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 1st day of March, 2005.

Notary Public

My Commission expires: 4/21/07

FILE NO: WG1028

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE