STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of April, 2005.

Notary Public

My Commission Expires: 3-31-07

LEE SAV... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY ... Expires ... 2007

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 12:52 2 pgs
Fees:13.00 Taxes:442.15
20050502-0048507

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Celestino Arevalo
121 Valley Green Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 162-06-0-261

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith A. Dyer and wife, Martha J. Dyer** hereinafter referred to as Grantors, hereby transfers and conveys to **Celestino Arevalo, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 33 on the Plan of Valley Green Subdivision as of record in Book 4460, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot fronts 57 feet on the southerly side of Valley Green Drive and runs back between lines 138.54 feet on the westerly side line and 132.46 feet on the easterly side line to a line at the rear measuring 94.59 feet thereon.

Being the same property conveyed to Keith A. Dyer and wife, Martha J. Dyer by Warranty Deed from D. Don Underwood of record in Book 4970, Page 746, Register's Office for Davidson County, Tennessee dated November 7, 1975.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 96-97, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4622, Page 277, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 121 Valley Green Dr. , Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 26th day of April, 2005.

Keith A Dyer

Keith A. Dyer

Martha J. Dyer

Martha J. Dyer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith A. Dyer and Martha J. Dyer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2005.

Notary Public

My Commission Expires: 12/15/07

