Davidson County DEEDWARR
Recvd: 05/19/05 15:14 2 pgs
Fees:13.00 Taxes:515.04

20050519-0056792

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

15-0503-150220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $139,200.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2005.

Notary Public
My commission expires: 3-31-07

Address of New Owner:	Send Tax Bills to:	Tax Information
Liborio Guerra and Griselda Guerra 728 Knightsbridge Way Antioch TN 37013	NEW OWNER	149-02-0-B 055.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David W. Gnewikow and wife, Melanie Randall Gnewikow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Liborio Guerra, married, and Griselda Guerra, unmarried**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 140 on the Plan of Phase II Piccadilly Square, of record in Book 6250, Page 92, 93 and 94, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete decription of said lot.

Being the same property conveyed to David W. Gnewikow and wife, Melanie Randall Gnewikow by deed from and Edwin S. Randall, III, dated 10-27-95, of record in Book 9847, Page 332, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David W. Gnewikow and wife, Melanie Randall Gnewikow by quit claim deed from Edwin S. Randall, III, dated 12-31-2002, of record in Instrument No. 20021231-0162431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 728 Knightsbridge Way, 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 Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 21 day of April, 2005.

David W. Gnewikow

Melanie Randall Gnewikow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David W. Gnewikow and Melanie Randall Gnewikow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 21 day of April, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

