Return to: Robert L. Scruggs

Davidson County DEEDWARR
Recvd: 05/25/05 10:37 2 pg
Fees:13.00 Taxes:510.60
20050525-0058934

Prepared by and Return to
Amy Cross Nance
Attorney at Law
5226 Columbia Highway, Suite 1
Spring Hill, Tennessee 37174

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Gail Hegnett
Affiant

Subscribed and sworn to before me, this 23rd day of May, 2005.

Notary Public
My commission expires: NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUN. 29, 2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard A. Ferreira	Capital Bank & Trust	090-16-0-222.00
414 Achievement Drive	1808 West End Ave, #600	
Nashville TN 37209-0000	Nashville, TN 37203	

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 Harry E. Villines, Jr. and wife Benita Villines hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard A. Ferreira , 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. 491 on the Plan of Charlotte Park, Section VII, of record in Book 2663, Page 122, 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 Harry E. Villines, Jr., and wife, Benita Villines by deed from Claude M. Armstrong, and wife, Erma D. Armstrong of record in Book 5927, Page 366, 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 Plat of record in Book 2663, Page 122, Register's Office for Davidson County, Tennessee. 3) Restrictions of record in Book 2881, Page 350 Register's Office for Davidson County, Tennessee.

This property is improved property known as 414 Achievement Drive, Nashville, Tennessee 37209-0000

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 24th day of May, 2005.

Harry E. Villines, Jr.

Benita Villines

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 Harry E. Villines, Jr. and Benita Villines, 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 Spring Hill, Tennessee, this 24th day of May, 2005.

Reba C. Butler
Notary Public

My Commission expires: 04/21/07

FILE NO: 04867

REBA C. BUTLER
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.