Davidson County DEEDWARR
Recvd: 06/03/05 15:39 2 pg
Fees:13.00 Taxes:307.10
20050603-0063688

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20623G

MAP/GROUP/PARCEL:
50-7/20

NEW OWNER'S NAME AND ADDRESS:
Pedro Villanueva and Alfredo Vasquez
717 North Marengo
Pasadena CA 91107

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DAVID L. NEWSOM, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto PEDRO VILLANUEVA, A MARRIED MAN, AND ALFREDO VASQUEZ, A MARRIED MAN, AS TENANTS IN COMMON, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 108, on the Plan of Section Five, Village By the Creek, as shown on plat of record in Plat Book 6250, page 221, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The subject property is improved property commonly known as 904 and 906 TRAILWOOD CIRCLE, Nashville, TN 37207.

Being the same property conveyed to the within named Grantors as of record in Instrument 20030728-0105073, Register's Office for Davidson County, Tennessee.

Said property was not the marital or primary residence of grantor.
Said property is not going to be the marital or primary residence of grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

David L. Newsom

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, David L. Newsom, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 25th day of May 2005.

NOTARY PUBLIC
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $83,000.00.

AFFIANT

Sworn to and subscribed before me, this the 25th day of May 2005.

NOTARY PUBLIC
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE