Box 34

Davidson County DEEDWARR
Recvd: 06/07/05 07:41 2 pgs
Fees:13.00 Taxes:434.75

20050607-0064568

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 $117,500.00

Angela E. Shasher
Affiant

Subscribed and sworn to before me, this 1st day of June, 2005.

Leon Sharber
Notary Public
My commission expires: 1/20/09

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Manuel Jimenez 1008 Greystone Court Antioch TN 37013-0000	New Owner	165-13-0-016.00

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 Michael T. Steely, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Manuel G. Jimenez and Neida Cabrera 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. 23 on the Revised Plan of Peppertree Forest Subdivision Section One of record in Book 6900 pages 973, 974, 975 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 Michael T. Steely by deed from William Kenneth Lawson of record in Instrument No. 20010216-0015166 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 Revised Plan of Peppertree Forest Subdivision Section One of record in Book 6900 Pages 973, 974, 975, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7982 page 736 and amended in Book 8367 Page 501; Book 8757 Page 607; Book 9036 Page 719; Book 9157 Page 711; Book 9287 Page 698; Book 9455 page 801; Book 9664 Page 162 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Peppertree Forest Homeowner's Association of record in Book 8757 Page 639 5) Bylaws for Peppertree Forest Homeowners Association of record in Book 8757 Page 623

This property is improved property known as 1008 Greystone Court, Antioch, Tennessee 37013-0000

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

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 ~~May~~ June, 2005.

Michael T. Steely

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 Michael T. Steely, 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 ~~May~~ June, 2005.

Notary Public

My Commission expires: 4/2109

FILE NO: WG1088

Amy Cross Nance
State of Tennessee Notary Public
Williamson County