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

Our File Number: 21026B

Davidson County DEEDWARR
Recvd: 06/17/05 08:35 2 pgs
Fees:13.00 Taxes:351.13
20050617-0069262

MAP/GROUP/PARCEL:
119-11-0/048.00

NEW OWNER'S NAME AND ADDRESS:
JESUS S. CARDENAS AND DANIA B. SALAZAR
2704 MASHBURN ROAD
NASHVILLE, TENNESSEE 37210

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ROBERT A. CROWE and VICKY L. CROWE, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto JESUS S. CARDENAS AND DANIA B. SALAZAR, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

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. 25 ON THE PLAN OF MASHBURN HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

SAID LOT NO. 25 FRONTS 72 FEET ON THE WESTERLY SIDE OF MASHBURN ROAD AND RUNS BACK BETWEEN PARALLEL LINES 177.5 FEET TO A DEAD LINE.

The subject property is commonly known as 2704 MASHBURN ROAD, Nashville, TN 37210.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200106070060290, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ROBERT A. CROWE

VICKY L. CROWE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ROBERT A. CROWE and VICKY L. CROWE, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they 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 15th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3-25-08

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

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $94,900.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of June 2005.

NOTARY PUBLIC

My Commission Expires: 3-25-08

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