Davidson County DEEDWARR
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Fees:13.00 Taxes:369.63

20050623-0071835

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gustavo Melgoza	New Owner	Map 162-12A-
1168 Brittany Park Lane		Parcel 78
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jomi M. Holt and wife, Shannon C. Holt,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Gustavo Melgoza, unmarried,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.78, on the Plan of Brittany Park, Phase II, of record in Plat 9700, page 796, said Register's Office, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Jomi M. Holt and wife, Shannon C. Holt by warranty deed from Carlton Enterprises, Inc., a Tennessee Corporation of record in Book 11620, page 822, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Restrictions, Deed to HOA and Charter of record in Instrument No 20021025-0130771, Book 11398, page, 822 and in Book 10016, page 900, said Register's Office.
3. Easement of record in Book 9938, page 753, said Register's Office.
4. All matters appearing of record in Plat Book 9700, page 796, said Register's Office.

This is improved property commonly known as **1168 Brittany Park Lane, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $99,900.00.

Shannon Holt
Affiant

Subscribed and sworn to before me this 17th day of June, 2005.

Notary Public:

My Commission Expires MAR. 31, 2007
My Commission Expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of **June, 2005**.

Jomi M. Holt
Jomi M. Holt

Shannon Holt
Shannon C. Holt

[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 **Jomi M. Holt and Shannon C. Holt**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 17th day of **June, 2005.**

Notary Public

My Commission Expires MAR. 31, 2007
My Commission Expires: