Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/29/05 08:55 2 pgs
Fees:13.00 Taxes:601.25
20050629-0074564

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $162,500.00

Sarah Smith
Affiant

Subscribed and sworn to before me, this 28th day of June 2005.

Notary Public
My commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sarah Smith	Access National Mortgage Co.	53-13-48.00
David Gutierrez	2000 Glen Echo Rd.; #211	
Salvador C. Nava	Nashville, TN 37215	
1428 Joe Pyron Drive		
Madison TN 37115-0000		

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 Samuel B. Marshall and wife Autumn Marshall hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sarah Smith an unmarried person, David Gutierrez, an unmarried person, and Salvador C. Nava, 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:

Land in Davidson County, Tennessee, being Lot No. 124 on the plan of Phase I, Kimbolton, of record in Book 6900, Pages 276,277 and 278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samuel B. Marshall, and wife, Autumn C. Marshall by Deed of record in Instrument No. 200008210082178, 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 Phase I Kimbolton of record in Book 6900 Page 226, Register's Office for Davidson County, Tennessee 3) Charter of Kimbolton Homeowner's Associaiton of record in Book 7483 page 982 and re-recorded in Book 7507 page 67 4) Bylaws for Kimbolton Homeowners Association of record in Instrument N0. 20030220025658 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7265 Page 655 and amended in Book 7464 page 969; Book 7470 Page 126; Book 7577 Page 553; Book 7799 page 53 and in any allied instruments(s) referred to in said restrictions..

This property is improved property known as 1428 Joe Pyron Drive, Madison, Tennessee 37115-0000

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 28 day of June, 2005.

Samuel B. Marshall
Samuel B. Marshall

Autumn Marshall
Autumn Marshall

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 Samuel B. Marshall and Autumn Marshall, 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 28th day of June, 2005.

Notary Public

My Commission expires: 4/2/07

FILE NO: T00136

Amy Cross Nance
State of Tennessee Notary Public
Williamson County