FOR RECORDING PURPOSES

File No.

File Box 45

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/30/05 13:13 3 pgs
Fees:18.00 Taxes:532.80

20050630-0075457

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS
TRANACTION IS $ 144,000.00.

Marie Bradford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:
6-28-05.

NOTARY PUBLIC

COMMISSION EXPIRES: 1/27/07

THIS INSTRUMENT PREPARED BY:

NAME: Thomas P. Lievois, Esq.
7740 Foster Road
Clarkston, Michigan 48346

RETURN TO AFTER RECORDING:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| 2809 Radar Ridge Court<br>Antioch, TN 37013 | Capital Bank & Trust Co.<br>1808 West End Ave., Suite 600<br>Nashville, TN 37203 | 149-10-0-A-1-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Talmadge Anderson and wife, Claudia Anderson

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Antonio Lopez-Orozco and wife, Aurora Balcazar-Martinez,

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 TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

2809 Rader Ridge Court, Antioch, Tennessee 37013

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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,** this date: 6/20/2005

Ann Girard
Ann Girard

Stacey M. Stern
STACEY M. STERN

Talmadge Anderson

Claudia Anderson

(Individual Notary Acknowledgement)

STATE OF ~~Tennessee~~ Michigan

COUNTY OF ~~Davidson~~ Macomb

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Talmadge Anderson and wife, Claudia Anderson

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Fifth Third Bank on this 20th day of June, 2005.

Desiree L Ward
Notary Public

SEAL

DESIREE L. WARD NOTARY PUBLIC STATE OF MICHIGAN

My Commission Expires:

DESIREE L. WARD
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
MY COMMISSION EXPIRES 12/31/2010
Acting in the County of Macomb

EXHIBIT "A"

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 1 of the Pebble Trail Villas Planned Unit Development as shown by a map of record in Plat Book 9700 at pages 721 and 722 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to Talmadge Anderson and wife Claudia Anderson by instrument of record in instrument No. 20030918-0138198 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel #149.10-0A-001.00-CO

Property Address: 2809 Rader Ridge Court, Antioch, TN 37013

BEING the same premises which Corinthian Custom Homes, Inc. a Tennessee Corporation by Deed dated 9/15/2003 and recorded 9/18/2003 in Davidson County, Tennessee in Deed Book Volume , Page or Instrument No. 20030918-0138198 .