Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/05 08:52 2 pgs
Fees:13.00 Taxes:577.20

20050712-0080227

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/28/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alberto C. Lainez	Guaranty Trust Company	Map 149
1008 Oak Ridge Court	316 Robert Rose Drive	Group 6
Antioch, TN 37013	Murfreesboro, TN 37129	Parcel 170

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, we

Robin Lynn Mitchell and wife, Tracy Leigh Mitchell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Alberto C. Lainez and Jose M. Lainez
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 70, on the Plan of Oakwood, Phase Six, Section Two, as shown by plat appearing of record in Plat Book 7900, Page 626, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robin Lynn Mitchell and Tracy Leigh Mitchell by deed from Richard Lawrence Wagner and wife, Mary Grace Wagner, of record in Instrument 20030731-0108600, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7981, Page 478; Book 8038, Page 838; Book 8313, Page 17; Book 9781, Page 987; Book 10650, Page 785; Book 9237, Page 1; Book 8323, Page 410; Book 8191, Page 323; Book 8191, Page 324; Book 7981, Page 519, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 626, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6269, Page 197 and Book 6298, Page 582, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1008 Oak Ridge Court, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6th day of July, 2005.

Robin Lynn Mitchell

Tracy Leigh Mitchell

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 Robin Lynn Mitchell and wife, Tracy Leigh Mitchell, 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 6th day of July, 2005.

My Commission Expires: 01/26/08

Notary Public

