WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/05 08:15 2 pgs
Fees:13.00 Taxes:582.38
20050714-0081461

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,400.00.**

Affiant

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

Notary Public
My Commission expires: My Commission Expires JULY 21, 2007
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Juan A. Guerra	America's Wholesale Lender	165-09-0-A-061.00CO
1940 Port James Circle	750 Old Hickory Boulevard, Suite 180	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sheralynn J. Sloan, single and Colleen A. Wright, as joint tenants with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Juan A. Guerra**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 75 on the plan of Lakewood Village, Section Two, of record in Instrument Number 20000215-0015148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sheralynn J. Sloan, single and Colleen A. Wright, as joint tenants with right of survivorship, by deed from Fischer & Ford Group, LLC, on October 27, 2000, of record in Instrument Number 20001030-0107355, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,408.35 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 165-09-0-A-0611.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000215-0015148, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10753, page 41; and Book 11425, page 410; and Book 11512, page 714, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 11421, page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1940 Port James Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 28, 2005.

Colleen A. Wright

Colleen A. Wright

Sheralynn J. Sloan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Colleen A. Wright** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2005

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires JULY 21, 2007

My commission expires _____

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Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheralynn J. Sloan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2005

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires JULY 21, 2007

My commission expires _____

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Notary Public