This space for Register's Office:

Davidson County DEEDWARR
Recvd: 07/18/05 11:07 2 pgs
Fees:13.00 Taxes:503.20

20050718-0083011

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle #210
Brentwood, TN 37027

ADDRESS NEW OWNER:
Abraham Madondo & Immaculate Madondo
212 Cedarcreek Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map # 162-13-0-82.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Frederick F. Thayer and wife, Valarie S. Thayer** hereinafter called the **Grantors**, do hereby convey unto **Abraham Madondo and wife, Immaculate Madondo** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 55 on the revised Plat of Cedarwood Estates, Section 1, of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frederick F. Thayer and wife, Valarie S. Thayer on January 16, 1978 by Warranty Deed of record in Book 5244, Page 996, Register's Office for said County.

This is improved property known as 212 Cedarcreek Drive, Nashville, TN 37211.

Property taxes have been prorated as of the date of this transfer between the Grantor and Grantee. Grantee hereby assumes all responsibility for property taxes for the current year.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is 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 FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 8th day of July, 2005.

Frederick F. Thayer

Valarie S. Thayer

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Frederick F. Thayer and Valarie S. Thayer known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 8 day of July, 2005.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Affiant

Sworn and subscribed before me on 7/8/2005.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN