Bx 34

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $157,400.00

Angela E Sharber
Affiant

Subscribed and sworn to before me, this 27th day of July 2005.

Leon Sharber
Notary Public
My commission expires: 1/20/09

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Davidson County DEEDWARR
Recvd: 08/01/05 09:32 2 pgs
Fees:13.00 Taxes:582.38

20050801-0089358

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Selvyn Amaya 3752 Seasons Dr. Antioch TN 37013-0000	Same	150-12-0-A/46.00

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 Paul D. Stamer and wife, Marcia J. Stamer, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Selvyn Amaya, married, and Katherine Ramos, married, 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:

Being Lot No. 720 on the Plan of Somerset Phase 4 of record in Book 7900 page 978 & 979 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Dean Stamer and wife, Marcia Jane Stamer, by deed from Beazer Homes, Inc. dba Phillips Builders of record in Book 10287 Page 339 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 Somerset Phase 4 of record in Book 7900 Pages 378 & 979, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7619 page 647 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Somerset Homeowner's Association of record in Book 7657 Page 583 5) Bylaws for Somerset Homeowners Association of record in Book 7619 page679 and amended in Book 9509 page 363 and Book 9617 page 472

This property is improved property known as 3752 Seasons Dr., Antioch, Tennessee 37013-0000

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

WITNESS my hand this 27th day of July, 2005.

Paul D. Stamer

Marcia J. Stamer by Paul D. Stamer attorney in fact
Marcia J. Stamer
By: Paul D. Stamer, Attorney In Fact

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 Paul D. Stamer, 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 27th day of July, 2005.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 4/2/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of July, 2005, before me personally appeared Paul D. Stamer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marcia J. Stamer acknowledged that such person executed the same as the free act and deed of Marcia J. Stamer.

Notary Public

My Commission expires 4/2/08

FILE NO: WG1142

Amy Cross Nance
State of Tennessee Notary Public
Williamson County