This instrument prepared by:
**Brenda R. Lehman, an employee of**
Attorney at Law
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615) 371-8999**

File No.: **2120-696621**

Davidson County DEEDWARR
Recvd: 08/04/05 11:37 4 pgs
Fees:23.00 Taxes:489.29
20050804-0091754

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this July 25, 2005, by and between **Angela D. House,** parties of the first part, and Adriel L. Jauregui, unmarried, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

**BEING LOT NO. 34 ON THE REVISED PLAN OF CEDAR CREEK, PHASE ONE, AS OF RECORD IN PLAT BOOK 6900, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.**

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20010605-0057967** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **075-12-0-A 034.00 CO**
**X** Improved OR
Unimproved property located at: **329 Scotts Creek Place, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Angela D. House

STATE OF Texas

COUNTY Lewis OF

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Angela D. House** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this 10 February 2005.

S Luther
Notary Public

My Commission Expires: 8/1/06

S. LUTHER
MY COMMISSION EXPIRES
August 1, 2006

**********

Owner's Name: Adriel L. Jauregui

and Address: **329 Scotts Creek Place**
**Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NVR Mortgage Finance, Inc.
121 Hillpointe Dr., Ste. 100
Canonsburg, PA 15317

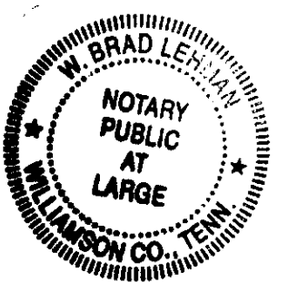
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,240.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda Lobman
Affiant

Subscribed and sworn to before me this 7/25/05

W. Brad Lehman
Notary Public

My Commission Expires: 9/4/06



# Exhibit "A"

Property Address: **329 Scotts Creek Place, Hermitage, TN 37076**

County: **Davidson**

**BEING LOT NO. 34 ON THE REVISED PLAN OF CEDAR CREEK, PHASE ONE, AS OF RECORD IN PLAT BOOK 6900, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.**

Being the same property conveyed to Adriel L. Jauregui by deed dated _____ and recorded _____ in Deed Book _____, page _____ filed in the office of the Clerk of Davidson County, TN