WARRANTY DEED

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 146,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2005

Notary Public

MY COMMISSION EXPIRES: 6/26/09 (AFFIX SEAL)

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gustavo Cedano (NAME)	New owner (NAME)	MAP 150-9B
613 Forest Pointe Place (ADDRESS)	(ADDRESS)	PARCEL 25
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lewis J. Baker and wife, Linda M. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gustavo Cedano

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 Lot No. 25 on the Plan of Forest Pointe, Single Family, Phase II, (shown in error as Phase I in Deed reference below) as of record in Plat Book 9700, Page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lewis J. Baker and wife, Linda M. Baker by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 10630, Page 173, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY AS MAY BE SET FORTH ON THE PLAN FOREST POINTE, SINGLE FAMILY, PHASE II, OF RECORD IN PLAT BOOK 9700, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 9889, PAGE 559, REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT TO AN EASEMENT TO GAS COMPANY OF RECORD IN BOOK 2244, PAGE 13 AND BOOK 3463, PAGE 126, REGISTER'S FOR SAID COUNTY. SUBJECT TO AN EASEMENT TO COLONIAL PIPELINE OF RECORD IN BOOK 3852, PAGE 679, REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT TO A RIGHT-OF-WAY EASEMENT OF RECORD IN BOOK 4607, PAGE 424, REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT TO QUITCLAIM DEED FOR OPEN SPACE OF RECORD IN BOOK 10254, PAGE 490, REGISTER'S OFFICE FOR SAID COUNTY.

Davidson County DEEDWARR
Recvd: 08/10/05 09:57 2 pgs
Fees:13.00 Taxes:540.57

20050810-0094641

unimproved ( )
This is improved (X) property, known as 613 Forest Pointe Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s. this 3rd day of August, 2005

Lewis J. Baker

Lewis J. Baker

Linda M. Baker

Linda M. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis J. Baker and wife, Linda M. Baker

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 Madison, Tennessee, this 3rd day of August, 2005.

Commission expires 3-[illegible]-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public