Return To:
Infinity Title, LLC
404 BNA Dr. #307
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 08/31/05 14:55 2 pgs
Fees:13.00 Taxes:362.37

20050831-0104554

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $97,938.00

C Waters
Affiant

Subscribed and sworn to before me, this 26th day of August, 2005.

Notary Public
My commission expires: 05/24/08

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires NOV 7, [illegible]

07-0507-82212

Address of New Owner:	Send Tax Bills to:	Tax Information
Alfredo Arias 4749 Miners Cove Antioch TN 37013	New Owner	149-09-O-218.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas M. O'Brien and wife, Darlene A. O'Brien, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alfredo Arias aka Alfredo Arias Gaeta,** unmarried, hereinafter called the Grantees, their successors 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. 162, on the Plan of Section VI, Terragon Trails, of record in Book 5060, Page 175, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. O'Brien and wife, Darlene A. O'Brien by deed from Philip J. O'Brien, III and wife, Marion S. O'Brien, dated June 22, 1994, of record in Book 9387, Page 312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4749 Miners Cove, Antioch, TN 37013

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, his heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 26th day of August, 2005.

Thomas M. O'Brien

Darlene A. O'Brien

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas M. O'Brien and Darlene A. O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 26th day of August, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

