Davidson County DEEDWARR
Recvd: 09/02/05 08:33 2 pgs
Fees:13.00 Taxes:388.50

20050902-0105378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Billye Harrison
Affiant

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

Patricia A. Greer
Notary Public

My commission expires: 1/24/09

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chandler E. Foster **Keith A. Gaiutreaux**	Guaranty Trust Comany 316 Robert Rose Drive Murfreesboro, TN 37129	**Map 86-10, Parcel 36**
3565 & 3567 Albee Drive		
Hermitage, Tennessee 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jose Bailon and wife, Esperanza Bailon

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

Chandler E. Foster, a single man, and Keith A. Gaiutreaux, a single man, joints tenants with the right of survivorship
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. 23 on the Plan of Chapelwood, Section 2, as of record in Plat Book 5200, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jose Bailon and wife, Esperanza Bailon, by Warranty Deed, from Dean A. Myhand and wife, Christy L. Myhand, of record in Book 11387, page 803, Dated February 26, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 83, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5333, page 315 and Book 6234, page 193, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3565 & 3567 Albee Drive, Hermitage, Tennessee 37076.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 26th day of August, 2005.

Jose Bailon

Esperanza Bailon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Jose Bailon and wife, Esperanza Bailon, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2005.

Notary Public

My Commission Expires: 3-14-09

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05449-SH**
RECORD & RETURN TO:

RECORD & RETURN TO
BELL & ALEXANDER TITLE SERVICES, INC.
204 RIVERGATE PKWY.
GOODLETTSVILLE, TN 37072
File # 200508354