Davidson County DEEDWARR
Recvd: 09/02/05 10:42 2 pgs
Fees:13.00 Taxes:1343.10
20050902-0105589

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $363,000.00

X _____
Affiant

Subscribed and sworn to before me, this 10th **day of August, 2005.**

_____
Notary Public
My commission expires:

05-0507-62341

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Francisco Saldana	Francisco Saldana	025-00-0-176.00
436 Dry Creek Road	436 Dry Creek Road	
Goodlettsville TN 37072	Goodlettsville, TN. 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard M. Hester and, Charlotte A. Hester, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Francisco Saldana, 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. 1, on the Plan of Dry Creek Meadows, of record in Book 6200, Page 856, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richard M. Hester and wife, Charlotte A. Hester by deed from Joe L. Wall and Mike Suggs, dated September 26, 1990, of record in Book 8204, Page 20, 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 436 Dry Creek Road, Goodlettsville, TN 37072

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, 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 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 hand this 11th day of August, 2005.

Richard M. Hester

Charlotte A. Hester

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard M. Hester and Charlotte A. Hester, 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 Hendersonville, TN, this 11th day of August, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006