25-1365

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,900.00

Affiant

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 29 day of August, 2005.

Notary Public
My commission exp My Commission Expires

15-0508-150440

Address of New Owner:	Send Tax Bills to:	Tax Information
Alfredo Fonseca 3233 Dockside Drive Hermitage TN 37076	American Home Mortgage 520 Broadhollow Rd Melville NY 11747	086-09-0-048.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Braden Kane, III and wife, Heather Kane, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alfredo Fonseca, 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. 56, on the Plan of Lakeside Woods Estates, Section 3, of record in Plat Book 7900, Pages 218-220, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Braden Kane, III and Heather Kane, husband and wife, by deed from Dave Keefer and Tracey Keefer, husband and wife, dated November 16, 2001, of record in Instrument No. 20011204-0133185, 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 3233 Dockside Drive, Hermitage, TN 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, 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.

Davidson County DEEDWARR
Recvd: 09/02/05 10:41 2 pgs
Fees:13.00 Taxes:439.93

20050902-0105621

WITNESS my hand this 29 day of August, 2005.

Braden Kane, III

Heather Kane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Braden Kane, III and Heather Kane, 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 Hermitage, TN, this 29 day of August, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON