Box 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2005.

Notary Public

My Commission Expires: 1/28/06

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/06/05 14:32 2 pgs
Fees:13.00 Taxes:310.80

20050906-0106733

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wendoly Del C. Martinez Villanueva
1212 Westridge Court
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

173-010-252.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark A. Claassen, married* hereinafter referred to as Grantors, hereby transfers and conveys to Wendoly Del C. Martinez Villanueva, a single woman hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 3-B, on the plan of Lots 1thru 5 and 7 thru 16, zone lot division Dreamland Estates Subdivision Southeast, Section 3, as shown by plat of record in Plat Book 5200, Page 649, and amended in Book 6250, Page 282, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark A. Claassen, by Warranty Deed from Julie E. Commander, unmarried of record in Book 11685, Page 960, Register's Office for Davidson County, Tennessee dated June 15, 1999

*Joyce Claassen joins in the signing of this instrument to convey any and all rights by reason of marital interest

IS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

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Subject to all matters as set forth per Plat Book 5200, Page 649 and amended in Book 6250, Page 282, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1212 Westridge Court, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 31st day of August, 2005.

Mark A. Claassen

Joyce Claassen

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 Mark A. Claassen and wife, Joyce Claassen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2005.

Notary Public

My Commission Expires:

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

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