File Box 30

This document prepared by	
Firm/Company	Consumer Trust Title & Escrow, LLC
Address:	219 Ward Circle
Address 2:	Suite 3
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039
PLEASE RETURN TO	**SOUTHEAST TITLE CO. 214 CENTERVIEW DRIVE BRENTWOOD, TN 37027 615-221-8000**

Davidson County DEEDWARR
Recvd: 09/06/05 15:17 3 pgs
Fees:18.00 Taxes:484.70

20050906-0106814

--------Above This Line Reserved For Official Use Only--------

---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DALLAS C. FOX, A WIDOWER** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **DORA E. FUENTES, MARRIED AND FRANCISCA FUENTES, MARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 39 ON THE PLAN OF BESS ESTATES, SECTION I, OF RECORD IN BOOK 4460, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 39 FRONTS 46.39 FEET ON THE WESTERLY MARGIN OF BESS COURT NORTH AND EXTENDS BACK 93.69 FEET ON THE NORTHERLY LINE AND 109.76 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 149.49 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO DALLAS C. FOX AND WIFE, MELBA J. FOX BY WARRANTY DEED OF GEORGE GIANIKAS DATED OCTOBER 27, 1989 AND RECORDED NOVEMBER 3, 1989 IN BOOK 7975, PAGE 786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MELBA J. FOX HAVING SINCE DIED ON FEBRUARY 3, 2003 AND PROPERTY IS NOW VESTED SOLEY IN DALLAS C. FOX AS SURVIVING TENANT BY THE ENTIRETY.

MAP AND PARCEL: **162-6-355**

SUBJECT to Restrictions of record in Book 4679, Page 64, all matters on the Plan of record in Plat Book 4460, Page 154, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

This document is being executed on behalf of Dallas C. Fox pursuant to Power of Attorney being recorded simultaneously herewith in Inst. No. 20050906-0106813, Register's Office for Davidson County, Tennessee.

WITNESS Grantor(s) hand(s) this the 31st day of August, 2005.

Dallas C. Fox BY ATTY-IN-FACT

Grantor
Dallas C. Fox
By: Ralph J. Borrell, his attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH J. BORRELL, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for DALLAS C. FOX and is authorized by DALLAS C. FOX to execute this instrument on HIS behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 31st day of August, 2005.

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JUNE 8, 2008

Printed Name: _____

Commission Expires: _____

Grantor(s) Name, Address, phone:
DALLAS C. FOX
1321 GREENOCK DRIVE.
MURFREESBORO, TN 37128

Grantee(s) Name, Address, phone:
FRANCISCO M.E. FUENTES
DORA E. FUENTES
105 BESS COURT, NORTH
ANTIOCH, TN 37013

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 131,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of August, 2005

Affiant

Rhonda Batey
Type or Print Name

(Seal)

Notary Public

My commission expires:

1/28/06

Margaret R. Means
Type or Print Name