This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050529

Return to:
Buyers Title & Escrow, LLC
5210 Maryland Way
Suite 201
Brentwood, TN 37027

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Send Tax Bills To:
New owner

Davidson County DEEDWARR
Recvd: 09/07/05 15:05 2 pgs
Fees:13.00 Taxes:316.35

20050907-0107743

New Owner is:
Roxana Guardado & Jose Canizalez
520 Snyder Ave.
Nashville, TN 37209

MAP: 91-10
PARCEL: 266.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Betsy Lynn Harrington aka B.L. Harrington** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Roxana Guardado, an unmarried woman and Jose Canizalez**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being part of Lot No. 10 on the Plan of B.F. Cockrill Farm of record in Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Betsy Lynn Harrington a/k/a B. L. Harrington by Warranty Deed from Lendoll R. Hunt, Sr. and wife, Vickie G. Hunt dated May 25, 1999, recorded June 7, 1999, in Book 11514, page 921, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BLH
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of August, 2005.

GRANTOR:

Betsy Lynn Harrington

Betsy Lynn Harrington aka B.L. Harrington

_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Betsy Lynn Harrington aka B.L. Harrington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of August, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

The actual consideration or value, whichever is greater, for this transfer is $85,500.00.

_____
Affiant

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SWORN TO and subscribed before me this 30 day of August, 2005

Karen Russell
NOTARY PUBLIC
My commission expires: 5/26/09