WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/23/05 15:57 2 pgs
Fees:13.00 Taxes:414.40

20050923-0114760

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $112,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2005.

Notary Public
My Commission expires: 7/19/08
(Affix Seal)

LAURA SMITH NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Fernando E. Claros	New owner	165-14-0-132.00
4924 Peppertree Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marjorie S. Haworth, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fernando E. Claros and Reyna E. Claros, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 288 on the plan of Peppertree Forest, Section 13, of record in Book 8250, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marjorie S. Haworth, unmarried, by deed from Jeanine Michelle Sarno, unmarried, on May 29, 1998, of record in Book 10953, page 851, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 8250, page 119, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8678, page 514; and Book 8757, page 608; and Book 9157, page 711; and Book 9287, page 698; and Book 9455, page 801; and Book 9664, page 162, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4924 Peppertree Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 31, 2005.

Marjorie S. Haworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marjorie S. Haworth, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and official Seal at office this August 31, 2005

My commission expires 11/25/06

ALAN B. MALONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public