| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Maria Abreu<br>208 Upwind Court<br>Nashville TN 37217 | Same | Southeast Title<br>555 Marriott Dr., S-170<br>Nashville, TN 37214 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $152,000.00

Affiant
Subscribed and sworn to before me on 09/21/05.

Notary Public

My Commission Expires:_____

Map & Parcel No.
136-14-184

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

**The Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $152,000.00**

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Phoenix Property Enterprises Inc, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Maria Abreu and Patricio Gonzalez, joint tenants with the right of survivorship and not as tenants in common (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

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

LAND in Davidson County, Tennessee being Lot No. 3 on the plan of Section Five, Harbor Gate, as of record in Plat Book 6200, Page 400, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David L. Fryburger by virtue of a Warranty Deed dated May 20, 2004, from Gary E. Johnson and wife, Vickey L. Johnson, of record as Instrument No. 20040526-0061689, Register's Office for Davidson County, Tennessee.
and by deed in # 20050926.0115188 R.O.D.C.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 208 Upwind Court, Nashville, TN 37217.



Davidson County DEEDWARR
Recvd: 09/26/05 10:55 2 pgs
Fees:13.00 Taxes:562.40
20050926-0115189

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 09/21/05.

Phoenix Property Enterprises, Inc

Jean Eskew

Jean Eskew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared David Fryburger, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of Phoenix Property Enterprises, Inc, the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument on behalf of the corporation for the purposes therein contained by signing the name of the corporation, by himself as President.

In witness whereof, I have hereunto set my hand and seal this 21st day of September, 2005.

NOTARY PUBLIC

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

My Commission Expires: