Box 56 Record 151

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $140,000.00 Affiant Subscribed and sworn to before me, this 15th day of September, 2005. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Randall L. Dunham	NEW OWNER	**Map 148 Group 10 Parcel 119**
207 Haywood Lane		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Angel Graciano Montes, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall L. Dunham and Miriam Dunham, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 113, on the Map of Blanchard Heights of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof. Included in the above description but excluded from this conveyance is that property as described in Book 9152, page 400, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angel Graciano Montes, married, by Warranty Deed from James Harry Bornstein, unmarried, of record in Instrument #20010604-0057567, dated June 1, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Pages 62 & 63, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2795, Page 99, Register's Office for DAVIDSON County, Tennessee.
Right of Way Deed and Temporary Construction Easement to Metropolitan Government of record in Book 9152, Page 400, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Davidson County DEEDWARR
Recvd: 09/26/05 13:36 2 pgs
Fees:13.00 Taxes:518.00
20050926-0115377

This is improved property known as 207 Haywood Lane, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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/our hand(s) this 15th day of September, 2005.

Angel Graciano Montes

*Guadalupe Montes, wife of Angel Graciano Montes, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Guadalupe Montes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Angel Graciano Montes and wife, Guadalupe, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2005.

Notary Public

My Commission Expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05522-SH**
RECORD & RETURN TO:

_____

_____

_____