Please Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/14/05 13:06 2 pgs
Fees:13.00 Taxes:473.23

20051014-0124158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

A. SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Villanueva Torres	American Home Mortgage	**Map 173-1**
(NAME) **404 Carl Miller Drive**	(NAME) 520 Broadhollow Rd.	**Parcel 31**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **STEVE W. VICKERS AND WIFE, PAMELA M. VICKERS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESUS VILLANUEVA TORRES,** 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. 22 on the Plan of Monte Carlo Estates as of record in Book 4675, page 68, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 22 fronts 80 feet on the northerly margin of Carl Miller Drive and runs back 168.87 feet on the westerly line and 150.05 feet on the easterly to a rear line which measures 124.8 feet thereon.

Being the same property conveyed to Steve W. Vickers and wife, Pamela M. Vickers by Warranty Deed from Randy V. Eatherly and wife, Valerie K. Eatherly, recorded April 2, 1998 in Book 10868, page 926, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4675, page 68, said Register's Office; (c) Restrictive covenants contained in Book 4781, page 858, said Register's Office; (d) Easements of record in Book 4909, page 574, said Register's Office; and (e) Deeds for Sewer System in Book 5143, page 416; Book 5452, page 20; Book 4842, page 195, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 404 Carl Miller Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 our hands this 30th day of September, 2005.

Steve W. Vickers

Pamela M. Vickers

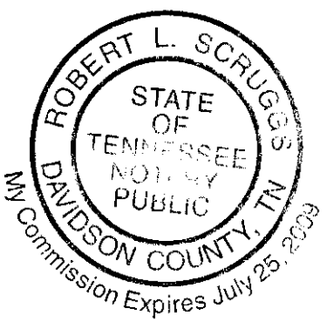
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, STEVE W. VICKERS AND PAMELA M. VICKERS the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2005.

Commission expires:



Robert L. Scruggs Notary Public