WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2005

Notary Public:

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires NOV. 25, 2008

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eliseo Florendo	**Same as new owner**	Map 98
5205 Starwind Pointe		Group 9-O-A
Hermitage, TN 37076		Parcel 107-CO

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 acknowledged, we

Scott A. Dawson and wife, Tamara C. Dawson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Eliseo Florendo and wife, Judy Florendo
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:

BEING Lot No. 148 on the Plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, page 599, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Scott A. Dawson and wife, Tamara C. Dawson, by deed from Frank Batson Homes, of record in Book 9701, Page 115, dated June 12, 2003 Register's Office for said County.

This conveyance is made subject to: all matters appearing on the Plan of record in Plat Book 7572, Page 669, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, and Plat Book 7900, Page 599 Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5205 Starwind Pointe, Hermitage, TN 37076

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 13th day of October, 2005.

Scott A. Dawson

Tamara C. Dawson

Davidson County DEEDWARR
Recvd: 10/19/05 10:11 2 pgs
Fees:13.00 Taxes:847.30

20051019-0125903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott A. Dawson and Tamara C. Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.