Box 5

Davidson County DEEDWARR
Recvd: 10/20/05 09:22 2 pgs
Fees:13.00 Taxes:431.05

20051020-0126403

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $116,500.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2005.

Notary Public

My commission expires: 9/26/08

MICHAEL T. HALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Estefania Garcia-Segura **Gustavo Jimenez-Garcia**	Southeast Financial FCU	**Map 162 Group 7 Parcel 175**
312 Jeri Court	444 James Robertson Pkwy.	
Antioch, Tennessee 37013	Nashville, TN 37219	

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,

Jeni M. Turcios, married

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

Estefania Garcia-Segura and Gustavo Jimenez-Garcia

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. 11 on the Plan of Whittemore Valley, Section One, of record in Plat Book 6250, Page 39, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Jeni M. Turcios, unmarried, by Warranty Deed, from Jenny L. Brethen f/k/a Jenny L. Alberson, of record in Instrument #20021212-0153421, dated December 3, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 39, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6243, Page 80, 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.

This is improved property known as 312 Jeri Court, Antioch, Tennessee 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 14th day of October, 2005.

Jeni M. Turcios

*Jesus Gonzales, husband of Jeni M. Turcios, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

~~Jesus~~ Gonzales
By: Jeni M. Turcios, Attorney-in-Fact Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jeni M. Turcios, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2005.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES July 18, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeni M. Turcios** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jesus Gonzales for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Jesus Gonzales, and is authorized by Jesus Gonzales to execute this instrument on his/her behalf.

This the 14th day of October, 2005.

My Commission Expires:

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES July 18, 2009

File #: **05463-SH**
RECORD & RETURN TO: