THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Gerardo A. Valle	**NEW OWNER**	052-08-0A-192.00
1408 Pelican Point		
Madison, TN 37115		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Gerardo A Valle
Affiant

Subscribed and sworn to before me this 3rd day of October, 2005

Karen Russell
Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/04/05 09:16 2 pgs
Fees:13.00 Taxes:499.50

20051104-0133714

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jermaine Holt and wife, Ingdia Holt** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Gerardo A. Valle**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No.192 Phase One Section Two Heron Walk of record in Plat Book 9700, page 386, Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to Jermaine Holt and Ingdia Holt, husband and wife, by Quitclaim Deed from Ingdia D. Smith and Laura B. Holt dated October 23, 2002 and filed for record in Instrument No. 20021112-0139631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 9700, page 386 Register's Office for Davidson County. Easement to Metropolitan Government of record in Book 3641, page 253, Register's Office for said county. HOA Charter of record in Book 10125, page 449, Davidson County Register's Office. By-Laws of record in Book 10170, page 124, Register's Office for said county. Restrictive covenants recorded in Book 10095, Page 464, Davidson County Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 1408 Pelican Point, Madison, TN 37115

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever,

except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 31st day of October, 2005.

Jermaine Holt

Ingdia Holt

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Jermaine Holt and wife, Ingdia Holt and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 31st day of October, 2005.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY