RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/28/05 10:12 3 pgs
Fees:18.00 Taxes:294.15
20051228-0155196

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2005.

NOTARY PUBLIC

My commission expires: 11-22-08

TENNESSEE NOTARY PUBLIC
My Commission Expires November 22, 2008

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAZARA BALMASEDA 3307 Oak Trees Court Antioch, TN 37013	Same as new owner	MAP 150-7 PARCEL 467.00

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND FIVE HUNDRED AND NO/100 ($79,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LES LAZARUS, by and through his lawful attorney-in-fact, DAN HEICHELBECH, BILL LAZARUS, by and through his lawful attorney-in-fact, DAN HEICHELBECH, and DAN HEICHELBECH,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **LAZARA BALMASEDA, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot Number 12-B, Zone Lot 12 Lakeshor Woods, Section 2, as of record in Book 5200, Page 608, amended in Book 6250, page 481, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Les Lazarus, Bill Lazarus and Danny Heichelbech, by Substitute Trustees Deed from Arthur C. Coble, Jr., Trustee, of record in Instrument No. 20041229-0153563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 6250, page 481; Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3307 Oak Trees Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 24th day of June, 2005.

Les Lazarus
LES LAZARUS
BY: Dan Heichelbech
DAN HEICHELBECH, his attorney-in-fact

Bill Lazarus
BILL LAZARUS
BY: Dan Heichelbech
DAN HEICHELBECH, his attorney-in-fact

Dan Heichelbech
DAN HEICHELBECH

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 24th day of June, 2005, before me, appeared DAN HEICHELBECH, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for LES LAZARUS and BILL LAZARUS, and that said instrument was signed in behalf of the said LES LAZARUS and BILL LAZARUS by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

Leeza Osborne
Notary Public

My commission expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dan Heichelbech, being by me and duly sworn (or affirmed), 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 seal, this 24th Day of June, 2005.

Leeza Osborne
Notary Public

My commission expires: 11-22-08

