Box 5

Davidson County DEEDWARR
Recvd: 01/03/06 10:13 2 pgs
Fees:13.00 Taxes:510.60

20060103-0000323

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Feliciano Carbajal 513 Titan Court Antioch, TN 37013-1897	Same	Map 135-14, Group C Parcel 45

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,

Ken Glaskox, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Feliciano Carbajal, married

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. 45 ON THE PLAN OF RANSOM VILLAGE, OF RECORD IN BOOK 7900, PAGES 833 AND 834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KEN GLASKOX, MARRIED, BY DEED FROM WILLIAM M. CHRISTIE AND KELLY M. WHITEHEAD N/K/A KELLY M. CHRISTIE, HUSBAND AND WIFE, DATED AUGUST 25, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20050826-0102056, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE SPOUSE OF THE GRANTOR HEREIN.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 833 and 834, Register's Office for Davidson County, Tennessee.
3) Property is subject to Ransom Village, a Planned Unit Development, of record in Book 7900, Page 833, and in Page 834, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 9525, Page 210, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 9525, Page 187, and amended in Book 9647, Page 72, said Register's Office.
4) Property is subject to easement for storm water detention to Metro Government in Book 8879, Page 270, said Register's Office.
5) Property is subject to easement for water-sewer lines to Metro Government in Book 10131, Pages 829 thru 833, said Register's Office.
6) Property is subject to common areas-Facilities to Home Owners Association to Home Owners Association in Instrument Number 20010530-0055831, said Register's Office.
7) Property is subject to Restrictive Covenants contained in Book 9525, Page 187, and amended in Book 9647, Page 72, Register's Office for Davidson County, Tennessee.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 513 Titan Court, 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 my hand(s) this 30th day of December, 2005.

Ken Glaskox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ken Glaskox, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2005.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076