# WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 149,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF DECEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01194 SERRANO

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Luis Serrano | same | |
| 3161 Lake Drive | | Map & Parcel:86-14B 61.00 CO |
| Hermitage, TN 37075 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JOHN G. LONG AND WIFE, STACEY LONG**

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

**LUIS SERRANO, A MARRIED MAN,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3161 Lake Drive, Hermitage, TN 37075

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherevensed, 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 hand on the 15th day of December, 2005.

John G. Long

Stacey Long

Davidson County DEEDWARR
Recvd: 01/03/06 12:14 2 pgs
Fees:13.00 Taxes:554.63
20060103-0000551

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOHN G. LONG AND STACEY LONG, the bargainor(s), 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 at Brentwood, Tennessee , this 15th day of December, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 119 ON THE REVISED PLAN OF FLEETWOOD SUBDIVISION, PHASE ONE, BEING A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 6900, PAGES 465 AND 466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM ROSSANA LYTH SAENZ TO JOHN GREGORY LONG AS RECORDED ON THE 22ND DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003220029074 AND WARRANTY DEED FROM KEN LOKEV HOMES LTD OF TENNESSEE, INC. TO JOHN GREGORY LONG, UNMARRIED AS RECORDED ON THE 17TH DAY OF MARCH, 1992 IN BOOK 8576, PAGE 533, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JOHN G. LONG AND JOHN GREGORY LONG BEING ONE AND THE SAME PERSON.

STACEY LONG JOINS IN THIS CONVEYANCE SOLELY TO RELINQUISH ANY MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY BY VIRTUE OF HER MARRIAGE TO JOHN G. LONG.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.