Davidson County DEEDWARR
Recvd: 01/30/06 15:25 2 pgs
Fees:13.00 Taxes:444.00

20060130-0011555

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Affiant

Subscribed and sworn to before me this 26th day of January, 2006.

Notary Public
My commission expires: 9/19/09

SONYA SULLIVAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

04-0601-52469

Address of New Owner:	Send Tax Bills to:	My Commission Expires September 19, 2009
Marlene Azucena 560 Cedarmont Drive Antioch TN 37013	New owner	173-01-0-132

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Latania Lampkin and Cartrena Lampkin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marlene Azucena, hereinafter called the Grantees, their successors 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. 9, on the Plan of Section IIB, Monte Carlo, of record in Book 5050, Page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheilla Marie Lampkin, unmarried by deed from Jorge Rojas and wife, Angela Marie Rojas, dated 12-20-89 and of record in Book 8009, Page 547, Register's Office for Davidson County, Tennessee. Shiela Marie Lampkin died testate on or about 12-10-03, her estate never having been probated. The unprobated Will of decedent devises the subject porperty to Grantors, who are also all the heirs at law of decedent as established by the Affidavits of Heirship of record in Affidavits of Heirship Instrument No.'s 20050805-0092277 & 20050805-0092278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 560 Cedarmont Drive, Antioch, TN 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 24th day of January, 2006.

Latania Lampkin

Cartrena Lampkin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Latania Lampkin and Cartrena Lampkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 24th day of January, 2006.

T. Teresa D. Dowey

State of Tennessee at Large

My Commission expires 7-21-09

