Davidson County DEEDWARR
Recvd: 03/03/06 14:32 2 pgs
Fees:13.00 Taxes:462.50

20060303-0025090

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eusebio Villarreal

336 Cedarview Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

162-13-143.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Austin Lee Thompson and wife, Cassandra A. Thompson hereinafter referred to as Grantors, hereby transfers and conveys to Eusebio Villarreal and wife, Yolanda Rocha and Jose De Jesus, a single man, hereinafter referred to as 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. 12, Section 1, Dreamland Estates Southeast of record in Book 5200, Page 646 and 647, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Austin Lee Thompson and wife, Cassandra A. Thompson by deed from Jack Williams Construction Company, Inc., of record in Book 7627, Page 901, Register's Office for Davidson County, Tennessee, dated August 12,1988.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Office Taxes for the year 2006, and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 5200, Page 646 and 647, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6192, Page 926, Register's Office of said County.

Easement as shown of record in Deed Book 4545, Page 203, Register's Office for said County.

Easement as shown of record in Deed Book 2459, Page 564, Register's for said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 336 Cedarview Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 27th day of February, 2006.

Austin Lee Thompson

Cassandra A. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Austin Lee Thompson and wife, Cassandra A. Thompson, with whom I am personally acquainted, or 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 and official seal this 27th day of February, 2006.

Notary Public

My Commission Expires: 10/10/09

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