J61-160

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 03/21/06 14:00 2 pg:
Fees:13.00 Taxes:2664.00
20060321-0032386

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **March, 2006** by and between **Richard W. Uselton and wife, Janelle M. Uselton** , herein after referred to as GRANTOR, and **Carlos Claveria** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Goodlettsville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in the 2nd Civil District, Goodlettsville, Davidson County, Tennessee, and being more particularly described as follows:

Lot NO. 3 on the Plan of First Resubdivision, Northchase Professional Park, Lot No. 4, Northchase at Rivergate, of record in Book 6900, page 956, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the First Resubdivision, Northchase Professional Park, Lot No. 4 Northchase at Rivergate of record in Book 6900, page 956, Register's Office for said County.

2) Restrictions of record in Book 7918, page 715; Book 7278, page 672; and Instrument No. 200511220141180, Register's Office for said County.

3) Communications systems right-of-way and Easement Agreement of record in Book 6806, page 843, Register's Office for said County.

4) Abandonment of sewer easement of record in Book 10347, page 331, Register's Office for said County.

Being the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton by Warranty Deed from James C. Brown and wife, Lois T. Brown, dated October 9, 1997, of record in Book 10641, page 210, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 500 Professional Park Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Richard W. Uselton
Signature of Seller

Janelle M. Uselton
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Richard W. Uselton and wife, Janelle M. Uselton** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **15th** day of **March, 2006.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Carlos Claveria
~~**500 Professional Park Drive, Goodlettsville, TN 37072**~~
2517 Flamingo Dr. Nashville, TN 37207

Send Tax Statements to:
Carlos Carco Claveria
2517 Flamingo Dr, Nashville, TN 37207

Map and Parcel--026.10-0A-003.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$720,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **March, 2006.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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