Davidson County DEEDWARR
Recvd: 06/06/06 09:42 2 pgs
Fees:13.00 Taxes:413.29
20060606-0066569

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jose Antonio Carrillo
4312 Saundersville Road
Old Hickory, TN 37138

MORTGAGEE
Guaranty Trust Company
640 Broadmor Blvd., Suite 100
Murfreesboro, TN 37129

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
64-08-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James R. Barham and wife, Angela B. Barham,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jose Antonio Carrillo, married,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land in Davidson County, Tennessee, being Lot No. 504 on the Plan of Sherwood Forest, Section 6, as of record in Plat Book 4955, page 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Barham and wife, Angela B. Barham by deed from Michael W. Davenport and wife, Helen R. Davenport of record in Book 11548, page 819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5206, page 578; subject to a joint driveway easement of record in Book 5545, page 448; and easements, covenants and conditions as shown on the plan of record in Plat Book 4955, Page 116, Register's Office for Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4312 Saundersville Road Old Hickory, TN 37138.**

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 our hands this 30th day of May, 2006.

James R. Barham

Angela B. Barham

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Barham and wife, Angela B. Barham, the bargainor(s) 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 30th day of May, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-16-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$111,700.00.**

AFFIANT

Subscribed and sworn to before me this 30th day of May, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-16-07