Davidson County DEEDWARR
Recvd: 06/16/06 13:23 2 pgs
Fees:13.00 Taxes:869.50

20060616-0072093

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA WILLIAMSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P.KW.06.0053

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Jacob Tallent	Bobby Jacob Tallent	
53 Vaughns Gap Road (ADDRESS)	(NAME) 53 Vaughns Gap Road (ADDRESS)	129.15-58.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAMON CUEVAS AND SPOUSE, LESLIE CUEVAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BOBBY JACOB TALLENT, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot 4 on the Plan of Warner Park Valley, Section II of record in Plat Book 3600, page 20, Register's Office for said County.

SAID Lot No. 4 fronts 115 feet on the westerly margin of Vaughn's Gap Road and extends back 104.5 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear, measuring 137.59 feet thereon.

Being the same property conveyed to Ramon Cuevas and spouse, Leslie Cuevas by deed from Hollie Christine Larsen, unmarried, dated May 17, 1999 and filed of record in Book 11484, page 143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 53 Vaughns Gap Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 13th day of June, 2006.

Ramon Cuevas

Leslie Cuevas

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of June, 2006, before me personally appeared Ramon Cuevas and spouse, Leslie Cuevas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of June, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959