Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1162

Davidson County DEEDWARR
Recvd: 06/26/06 10:33 2 pgs
Fees:13.00 Taxes:867.65
20060626-0075824

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James W. Bryant and wife, Elisa L. Bryant, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Oscar Guadarrama-Santos, , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument Number 19991213-0302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James W. Bryant, a single person by deed from Yazdian Construction Inc., a Tennessee Corporation dated 4/24/2003 in Instrument No. 20030502-0058558, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 624 Copper Ridge Trail, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of May, 2006

James W. Bryant

Elisa L. Bryant, by James W. Bryant,
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 23rd day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James W. Bryant, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 23rd day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James W. Bryant, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument I behalf of Elisa L. Bryant acknowledged that such person executed the same as the free act and deed of Elisa L. Bryant.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 234,500.00.

Affiant

Sworn and subscribed before me on this the 23rd day of May, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Oscar Guadarrama
624 Copper Ridge Trail
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
Oscar Guadarrama
624 Copper Ridge Trail
ANtioch,TN 37013

TAX MAP-PARCEL #:
173040A25000CO