THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Luis Gonzalez
3428 New Towne Rd.
Antioch, TN 37013

MAP PARCEL NUMBERS
Map & Parcel No.: 150-11-0 153.00

Davidson County DEEDWARR
Recvd: 08/24/06 13:31 2 pgs
Fees:13.00 Taxes:481.00
20060824-0104618

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of August, **2006**, by and between **Salvadore G. Cuccia and Michelle Cuccia, husband and wife**, party of the first part, and **Luis Gonzalez**, married party of the second part,

WITNESSETH: That for and in consideration of **$130,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Being Lot number 187 on the Plan of Towne Village of The Country, Section III, of record in Plat Book 5200 at page 268 and 269, Register's Office for Davidson County, Tenneseee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Salvadore G. Cuccia and wife, Michelle Cuccia by deed from Joseph B. Stamps and wife, Karen J. Stamps, of record in Book/Instrument No.7427, page 922 Register's Office, Davidson County, Tennessee, dated 12/15/87 and recorded 12/17/87.

The above referenced property is also known as 3428 New Towne Road Nashville TN, 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 5200 at page 268 and 269; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Salvadore G. Cuccia

Michelle Cuccia

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Salvadore G. Cuccia and Michelle Cuccia, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17th day of August, **2006.**

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$130,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of August, **2006.**

Notary Public
My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS:
3428 New Towne Road
Antioch, TN 37013

Name & Address of New Owner:
Luis Gonzalez
3428 New Towne Rd.
Antioch, TN 37013

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212