RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/13/06 15:49 2 pgs
Fees:13.00 Taxes:545.75
20060913-0113668

WARRANTY DEED

CARRIE CAMERON SNOW
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00.

Elias Villanueva
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS: 29th August, 2006

NOTARY PUBLIC

My commission expires: 8-16-08

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER: NUMBERS	SEND TAX BILLS TO:	MAP-PARCEL
Elias Villanueva 2952 Kinwood Drive Antioch, TN 37013	New Owner	150-09-0-005.00

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Seven Thousand Five Hundred dollars and zero cents ($147,500.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Ronald Payne, unmarried and Cynthia Goslee, unmarried, joint tenants with rights of survivorship and not as tenants in common,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto **Elias Villanueva,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being the property commonly known as 2952 Kinwood Drive, Antioch, TN 37013.

Land in Davidson county, Tennessee, being Lot No. 109 on the Plan of Forest View Park Section I of record in Plat Book 3700, page 109-110, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald Payne, unmarried and Cynthia Goslee, unmarried, by Deed from Scott C. Lee, unmarried, dated 10-11-00, of record in Instrument No. 20001016-0102306, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this

Ronald Payne

Ronald Payne

Cynthia Goslee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Ronald Payne and Cynthia Goslee**, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this .

GREG SAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 14, 2009

Notary Public

Greg Saylor
Printed Name

My commission expires: November 14, 2009

Prepared By:

Jane Grazer
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

After Recording Return To:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027