Davidson County DEEDWARR
Recvd: 10/09/06 10:06 2 pgs
Fees:13.00 Taxes:604.95
20061009-0124974

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$163,500.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2006.

Notary Public

My commission expires: 5/30/07

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura A. Rieth	SAME	**Map 064-16-0-D, Parcel 126CO**
2245 Crescent Valley Lane		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Micah Gum and Raquel Delgado, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura A. Rieth, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 284, on the Plan of Truxton Park, a Planned Unit Development, Section Three, of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Micah Gum and Raquel Delgado, husband and wife, by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20020607-0069701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20001030-0107559 and Instrument No. 20020123-0009419, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **2245 Crescent Valley Lane, Hermitage, TN 37076**

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 my/our hand(s) this **28th** day of **September, 2006.**

Micah Gum
By: Kathy Hand, Attorney-in-Fact

Raquel Delgado
By: Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Micah Gum and Raquel Delgado, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Micah Gum and Raquel Delgado for the purpose therein contained, by signing the name of Micah Gum and Raquel Delgado by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, **2006.**

Katherine Goodson
Notary Public

My Commission Expires: 5/30/07

