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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 129,000.00

Affiant

Sworn to and Subscribed before me on this the 8th day of September, 2006.

NOTARY PUBLIC
My Commission Expires: 11-22-08

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
[illegible] AVENUE SOUTH
[illegible] 37064





Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Freddy Sandoval	same	14808017900
4717 Terragon Trail		
Antioch TN 37013		

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 considerations, the receipt of which is hereby acknowledged, **Patsy J. Burns, a single individual**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Freddy Sandoval**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 181 on the plan of Second Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said county.

Said Lot No. 181 fronts 58.00 feet on the southeasterly margin of Terragon Trail and extends back 130.23 feet on the northeasterly line and 184.74 feet on the southwesterly line to a dead line in the rear, measuring 79.59 feet thereon.

Being part of the same property conveyed to Marion Thurman and wife, Eva M. Thurman by Deed from Ervin M. Entrekin, Trustee, of record in Book 5015, Page 523, Register's Office for Davidson County, TN.

Being the same property conveyed to Patsy J. Burns, unmarried, from Marion Thurman et ux Eva M. Thurman by Warranty Deed of record October 4, 1978 in Record Book 5346, Page 210, Davidson County, TN Register of Deeds.

This is improved property known as 4717 Terragon 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 Grantees, his heirs and assigns, forever; and I do

Davidson County DEEDWARR
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Fees:13.00 Taxes:444.00
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covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following:

(A) 2006 Davidson County, Tennessee, Property Taxes which have been prorated and will be paid in full by Grantees when due and payable.

(B) Subject to Restrictive Covenants contained in an instrument of record in Book 4967. Page 406, as amended in Book 5179, Page 214, Book 5341, Page 979, Register of Deeds for Davidson County, Tennessee.

(C) Subject to Plan of record in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 8 day of September, 2006.

Patsy J. Burns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Patsy J. Burns**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 8 day of September, 2006.

NOTARY PUBLIC

My Commission Expires on: 1-21-08

TONY L. TURNBOW Notary Public At Large LEWIS COUNTY, TN

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