Return To:
This Instrument Prepared By:
Title Enterprises, LLC
109 Westpark Drive, Ste. 350
Brentwood, Tennessee 37027
6070047

Davidson County DEEDWARR
Recvd: 02/08/07 11:03 2 pgs
Fees:13.00 Taxes:414.40 =
20070208-0016663

Send Tax Bills To:
Elite Home Loans, Inc
109 Westpark Drive, Ste. 260
Brentwood, TN 37027

New Owner is:
Ana F. Palomo
4780 Apollo Dr
Antioch, TN 37013

MAP: 149-05-0
PARCEL: 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Peter W. Licsko and wife, Bonnie L. Licsko**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ana F. Palomo, married** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 55 on the plan of Section 3 Barclay Square of record in Book 4675, page 154, Register's Office for said county.

Said Lot No. 55 fronts 70.85 feet on the easterly margin of Apollo Drive and extends back 135.00 feet on the northerly line and 145.00 feet on the southerly line to a dead line in the rear, measuring 44.55 feet thereon.

Being the same property conveyed to Peter W. Licsko and wife, Bonnie L. Licsko by Warranty deed from Mary Edna Miller, unmarried, of record in Book 7065, Page 737, Register's Office for Davidson County, Tennessee, dated December 5, 1986 and recorded December 10, 1986.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BLL
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of February, 2007.

GRANTOR:

Peter W. Licsko

Bonnie L. Licsko

Bonnie L. Licsko

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Peter W. Licsko and Bonnie L. Licsko**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of February, 2007.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

SWORN TO and subscribed before me this 6th day of February, 2007.

NOTARY PUBLIC

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

My Commission Expires: