BOX 13
13087

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this March 29, 2007.

Notary Public

My Commission Expires: 7-25-09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

Davidson County DEEDWARR
Recvd: 04/05/07 12:14 2 pgs
Fees:13.00 Taxes:428.83
20070405-0040988

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alfonso Aguayo
1105 Brittany Park
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

162120A05900CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy E. Rufe, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Alfonso Aguayo*, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

* Married

Being Lot No. 59 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Dorothy E. Rufe by Quitclaim Deed from Marla G. Snyder of record in Instrument No. 200307110096507 and 20031223-0182751, Register's Office for Davidson County, Tennessee, dated December 23, 2003. Being the same property conveyed to Marla G. Snyder by Quitclaim Deed from Dorothy E. Rufe of record in Instrument No. 20021223-0158128, said Register's Office. Being the same property conveyed to Dorothy Eberly Rufe by warranty deed from Carlton Enterprises, Inc., a Tennessee corporation, of record in Instrument No. 200004270041643, Register's Office for Davidson County, Tennessee, dated April 25, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 796, Register's Office of said County.

Restrictions of record in Book 10016, page 870, amended in Book 10772, page 988, annexed by Book 11398, page 4, Register's Office of said County.

Agreement of record in Book 9938, page 753, Register's Office of said County.

Deeds of record in Book 10021, page 60 and Book 10789, page 173, Register's Office of said County.

Boundary Plat of record in Plat Book 7900, page 998, Register's Office of said County.

Restriction of record in Instrument No. 20021025-0130771, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1105 Brittany Park, 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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, unless otherwise herein set out; 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 **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 hand this March 29, 2007.

Dorothy E. Rufe

Dorothy E. Rufe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dorothy E. Rufe, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this March 29, 2007.

Witness my hand and official seal this March 29, 2007.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.
WILLIAMSON CO., TN.

270300381