McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July 2007.

Notary Public
My commission expires: 5/16/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Fidel Leos	AMSOUTH	14812025700
4517 Dowdy Drive	1206 Murfreesboro Rd.	
Antioch TN 37013	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Linda A. Owens an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Fidel Leos , Unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 95 on the Plan of Hazelwood Section 18 of record in Book 5190 Page 301 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda A. Owens by deed from Thomas D. Shelton and wife Tara Shelton by deed of record in Instrument No. 200705030053044 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Hazelwood Section 18 of record in Book 5190 Page 301, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 3957 page 552 and made applicble in Book 5536 pge 641 Register's Office for Davidson County, Tennessee .

This property is improved property known as 4517 Dowdy Drive, Antioch, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Davidson County DEEDWARR
Recvd: 07/23/07 10:03 2 pgs
Fees:13.00 Taxes:477.30
20070723-0087026

WITNESS my hand this 18 day of July, 2007.

Linda A. Owens

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 Linda A. Owens and , the bargainor(s), 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 official seal at Franklin, Tennessee, this 18 day of July, 2007.

Notary Public

My Commission expires: 3/29/11

FILE NO: 05556

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY