27-A ½

WARRANTY DEED

MARK W. KILPATRICK
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

R-CBB-07-2944

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 04/05/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jairo Guzman	Jairo Guzman	
2944 Lera Jones Drive	(NAME) 2944 Lera Jones Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	150-6-162
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TWAN LANSDEN AND LISA LANSDEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAIRO GUZMAN, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

** ~~LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, WEST LAKE SUBDIVISION, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 785, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.~~

BEING THE SAME PROPERTY CONVEYED TO TWAN LANSDEN AND WIFE, LISA LANSDEN BY QUITCLAIM DEED FROM LORRAINE M. GILL, UNMARRIED, RECORDED ON THE 28TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030728-0104631, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2944 Lera Jones Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

** Land in Davidson County, Tennessee, being Lot No.9 on the Plan of West Lake Subdivision, of record in Book 6250, page 795, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Davidson County DEEDWARR
Recvd: 08/03/07 08:49 2 pgs
Fees:13.00 Taxes:516.15

20070803-0092346

Witness my/our hand(s) this 27th day of July, 2007.

Twan Lansden

Lisa Lansden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Twan Lansden and Lisa Lansden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903