Davidson County DEEDWARR
Recvd: 10/24/07 10:34 2 pgs
Fees:13.00 Taxes:107.30

20071024-0125709

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of October, 2007

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Salgueiro **323 Forest Park Rd. Unit 1-23** **Madison, TN 37115**	**New Owner** **P.O. Box 1347** **Mashpee, MA 02649**	**043130A02300CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lois A. Larson, ~~a single Woman~~, married sole and separate property, investment property
Juanita F. Preston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Salgueiro and wife, Gloria Salgueiro

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property being known as 323 Forest Park Rd. Madison, TN 37115 and being described as follows:

Being Apartment Unit No. 1-23 of Robin Hood Condominium created under Title 64, Sections 2701 et seq as amended, TN Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, page 524, Register's Office for Davidson County, TN, reference being made to the said Master Deed, Exhibit "a" for the source of title of the said Grantor, and to Exhibit "A-L" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the Plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, Davidson County, TN.

Being the same property conveyed to Juanita F. Preston and Lois A Larson by warranty deed from Waymond T. Armes dated 4--11-96 and recorded on 4-15-96 of record in Book 10015, page 137, said Register's Office for Davidson County, Tennessee.
Said Juanita F. Preston is now deceased.

Unimproved ( )
This is improved (X) property known as **323 Forest Park Rd. Unit 1-23, Madison, TN 37115**
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 we do covenant with the said GRANTEES 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 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 our hands this 22nd day of October, 2007.

Lois A. Larson

Lois A. Larson

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lois A. Larson** the bargainor(s) 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 at Old Hickory Tennessee, this 22nd day of October, 2007.

Commission Expires: 1/12/11

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this _____ day of October, 2007.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of October, 2007, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of October, 2007.

My commission expires:_____

_____
Notary Public