Davidson County DEEDWARR
Recvd: 12/21/07 13:07 2 pgs
Fees:13.00 Taxes:647.50

20071221-0146591

THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JAVIER BALDERAS	SAME	05313003500
536 NAWAKWA TRAIL		
MADISON, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Janice Diane Peterson Furtwengler, now known as Janice P Maxwell, married and her husband, Robert Maxwell, who joins in order to convey any martial interests he may have in said property, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto Javier Balderas, married, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 1 on the resubdivision of a tract of land owned by Beverly Hopkins, said tract of land hereafter refereed to as Twin Acres, of record in Book 4595, Page 42, Register's Office for said County, and described according to a survey by Robert L. Skylar, Surveyor, dated May 11, 1972, as follows:

Beginning at a concrete monument on the northerly side of Nawakwa Trail; thence around a curve having a radius of 25.0 feet, a distance of 39.27 feet to a concrete monument on the easterly margin of Cherokee Trail (unimproved); thence North 23 degrees West 814.70 feet to a concrete monument; thence North 70 degrees East 129.19 feet to a point, common corner with Lot Number 2; thence along the common boundary of Lots Numbers 1 and 2, South 23 degrees East 832.94 feet to a point on the northerly margin of Nawakwa Trail; thence South 67 degrees West 104.0 feet to the point of beginning, and containing 2.48 acres, more or less.

Being the same property conveyed to Willis J. Furtwengler and wife, Janice D. Furtwengler, by Warranty Deed from Lloyd W. Pate and wife, Clenna Y. Pate, dated 01/09/74 and recorded in Book 4779, Page 751, said Register's Office.

Also being the same property conveyed by Final Decree of Divorce to Janice Diane Peterson Furtwengler, of record in Book 5425, Pages 790-795, dated 04/16/79, said Register's Office.

Janice Diane Peterson Furtwengler, Janice D. Furtwengler and Janice Maxwell are the same person.

This is improved property known as: 536 Nawakwa Trail, Madison, Tennessee 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 14th day of December, 2007

Janice P. Maxwell

JANICE P MAXWELL
FORMERLY KNOWN AS JANICE DIANE PETERSON FURTWENGLER

Robert Maxwell

ROBERT MAXWELL

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice P Maxwell, formerly known as Janice Diane Peterson Furtwengler and Robert Maxwell, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 14th day of December, 2007.

E. Keith Bell

NOTARY PUBLIC

My Commission Expires: 02/10/10

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 14TH day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 3-14-09

A SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: