 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $128,000.00 Affiant Subscribed and sworn to before me, this 21st day of March, 2008. Notary Public Expiration of commission. 9/16/09

Davidson County DEEDWARR
Recvd: 03/27/08 13:49 2 pg:
Fees:13.00 Taxes:473.60
20080327-0030871

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Teresa Koerschner **Shirley Brumer**	RLCA	**Map 148 Group 15-0 Parcel 63**
4963 Barella Drive	2350 E. DEVON AVE. #300	
Antioch, TN 37013	DES PLAINES, IL. 60018	

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

Cesar Cubias and wife, Elsa C. Pena

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

Teresa Koerschner, married and Shirley Brumer, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Haywood Hills, Section One, of record in Book 4460, Page 156, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cesar Cubias and wife, Elsa C. Pena by Warranty Deed from Dandridge H. Hyde and wife, Anne G. Hyde, dated September 10, 2004, of record in Instrument No. 20040914-0110922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 156, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4691, Page 667 and Book 4851, Page 461, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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.

This is property known as 4963 Barella Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 21st day of March, 2008.

Cesar Cubias

Elsa C. Pena

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Cesar Cubias and Elsa C. Pena, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08226-SH**
RECORD & RETURN TO:

Signature Title Services, LLC
4701 Trousdale Drive, Ste. 123
Nashville, TN 37220