Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Maria Baires 364 Bart Drive Nashville TN 37013	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/12/08 12:35 2 pgs
Fees:13.00 Taxes:403.30
20080912-0093596

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $109,000.00

Map & Parcel No.
162-4-37

Affiant

Subscribed and sworn to before me on 09/05/08.

Notary Public

My Commission Expires: 7/25/09

Davidson County
State of Tennessee
Notary Public
Dellma Lockhart

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, James Cottle and wife, Beatrice Cottle, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Maria Baires and Rosa Olivia, as Tenants in common, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being described as follows:

Being Lot No.298 on the Plan of Antioch Park, Section 4, as of record in Plat Book 4300, page 119, Register's Office for said county, described as follows:

Said Lot No.298 fronts 90.0 feet on the northwest side of Bart Drive and extends back 301.6 feet on the northeast line and 315.0 feet on the southwest line, to a dead line in the rear measuring 13.74 feet thereon.

Being the same property conveyed to James Cottle and wife, Beatrice Cottle by deed from Estate of Mattie Denton, dated 01/13/1993, of record in Book 8846, page 394, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 364 Bart Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 09/05/08.

James Cottle

James Cottle

Beatrice Cottle

Beatrice Cottle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, James Cottle and wife, Beatrice Cottle, 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 Davidson County, Tennessee, this the 5 day of September, 2008.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 6, 2012

ROY C. FORNEY III NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

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