STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF March, 2010.

Notary Public
MY COMMISSION EXPIRES: 3-15-2013
File No. G10-0442D

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100021451 DEEDWARR
Recvd: 04/12/10 10:48 2 pgs
Fees:13.00 Taxes:37.00
20100412-0027395

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ivan Guzman, a married man (NAME)	Ivan Guzman (NAME)	33-11-32
0 Spero Road (STREET ADDRESS)	105 Spero Rd (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **William H. Weston and Sandra E. Weston, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ivan Guzman and wife, Maria Guzman,** 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 BLAIR MANOR, as shown by plat of record in Plat Book 3106, Page 100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 13 fronts 321 feet on the southeasterly side of Spero Road and extends back 370.46 feet on the southerly line which is a broken line and 349.3 feet on the northerly line, which is a broken line, to a dead line measuring 84.3 feet thereon.

BEING the same property conveyed to William H. Weston and Sandra E. Weston, husband and wife from Harvey Cole, by Deed dated August 14, 1986, in Book 6951, Page 194, in the Register's Office for Davidson County, Tennessee.

Included but expressly excluded in this conveyance is a tract of land in Davidson County, Tennessee, described as follows:

Beginning at a the point of intersection of the existing northwest margin of I-65 and the north boundary of the Russell Lee Armour property; thence with said boundary North 72 degrees 54 minutes 57 seconds West 10.92 feet to a point, said point being 159.14 feet left of I -65 proposed centerline station 553 + 16.78; thence with the proposed west margin of said road North 22 degrees 43 minutes 46 seconds East 34.96 feet to a point, said point being 170.00 feet left of I-65 proposed centerline station 553+50; thence with the proposed northwest margin of said road (1) North 51 degrees 01 mintues13 seconds East 60.36 feet (2) North 51 degrees 48 minutes 08 seconds East 52.01 feet to a point, said point being 149.44 feet left of I-65 proposed centerline station 554+60.47; thence with said existing margin southwesterly 140 feet more or less to the point of beginning, containing 1660 square feet .

BEING the same property conveyed to William H. Weston and Sandra E. Weston, husband and wife from Harvey Cole, by Deed dated August 14, 1986, in Book 6951, Page 194, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 0 Spero Road, Goodlettsville, TN 37072.

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. 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 my/our hand(s) this 31st day of March, 2010.

William H. Weston _____ March 31, 2010
William H. Weston Date

Sandra E. Weston _____ March 31, 2010
Sandra E. Weston Date

STATE OF Tennessee

COUNTY OF Davidson }

DAWN N. KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named William H. Weston and Sandra E. Weston, husband and wife, 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, this 31st day of March, 2010.

My Commission Expires: 8/21/12 _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2010.

My Commission Expires:_____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066