STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Charles E Adamson
Affiant

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2010.

Notary Public
MY COMMISSION EXPIRES: 10/05/2010
File No. G10-1032D

BILL GARRETT, Davidson County
Trans:T20100044532 DEEDWARR
Recvd: 07/21/10 10:01 2 pgs
Fees:13.00 Taxes:444.00
20100721-0056949

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles E. Adamson and Janelda Adamson, husband and wife (NAME)	SAME (NAME)	18-16-213
329 Moncrief Avenue (STREET ADDRESS)	1026 Greenwood Ln (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	White House TN 37188 (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, **Manuel C. Llangari and Julia B. Romero, husband and wife**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles E. Adamson and Janelda Adamson, husband and wife,** 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. 2 on the plan of MONCRIEF RESUBDIVISION OF LOTS 26 THRU 28, as shown by plat of record in Plat Book 8250, Page 672, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Manuel C. Llangari and Julia B. Romero, husband and wife from Eric Fitzgerald and Cammy Fitzgerald, husband and wife by Deed dated December 12, 2005, as Instrument No. 200512140150107, 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.
The signature of Manuel C. Llangari is signed by his duly appointed Attorney-in-fact William Duta, pursuant to the Power of Attorney recorded in Intrusment #20100721005694 7 said Register's Office.
The signature of Julia B. Romero is signed by her duly appointed Attorney-in-fact William Duta, pursuant to the Power of Attorney recorded in Intrusment #20100721005 6948 said Register's Office.

This is improved property, known as 329 Moncrief Avenue, 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 15th day of July, 2010.

MANUEL C. LLANGARI

By: _____ July 15, 2010
William Duta, Attorney-in-Fact Date

JULIA B. ROMERO

By: _____ July 15, 2010
William Duta, Attorney-in-Fact Date

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 William Duta, Attorney-in-Fact for Manuel C. Llangari and Julia B. Romero, 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 Attorney-in-Fact 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 15th day of July, 2010.

My Commission Expires: 10/23/2012

_____
Notary Public

PREPARED BY AND RETURN TO:

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