FROM:

TO:

This Instrument Prepared By:

Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, TN 37064

mail

BOOK 6657 PG 595

Address New Owners: Guillermo C. Mesa, 3867 Richbriar Circle, Nashville, TN 37211

Send Tax Bills To: Atlantic Coast Mtg. Co., 3819 S. George Mason Dr. Suite D, Baileys Crossroads, VA 22041

Map/Parcel Number: 147-132

WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, we, **John W. Sewell and wife, Cindy L. Sewell**, hereinafter known at Grantors, have this day bargained and sold and do hereby transfer and convey unto **Guillermo A. Mesa and wife, Peggy J. Mesa**, their heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Hillbrook, Section V, as of record in Book 3700, Page 73, RODC, TN.
>
> Said Lot No. 290 fronts 100.0 feet on the westerly margin of East Richbriar Circle, and extends back 169.4 feet on the northerly line, and 112.3 feet on the southerly line, to a line on the rear on which it measures 94.4 feet.
>
> Being the same property conveyed to John W. Sewell and wife, Cindy L. Sewell by deed from Dennis E. Conniff, III, of record in Book 5723, page 62, RODC, Tn.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND I COVENANT with the said Grantees, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as follows:

1. Taxes for the year 1985, are a lien against the property, but same are not due and payable. Said taxes have been prorated between the parties, with grantees paying their pro rata part of said taxes to grantors, who will be responsible for payment of 1985

taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 4031, page 160, RODC, TN.

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3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

6. Matters in Plat Book 3700, page 73, Register's Office of Davidson County, Tennessee, which may affect property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, their heirsand assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 20th day of September, 1985.

40067

IDENTIFICATION REFERENCE

SEP 30 8 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

John W. Sewell
JOHN W. SEWELL

Cindy L. Sewell
CINDY L. SEWELL

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Margaret Ann Smith a Notary Public in and for said County and State, JOHN W. SEWELL and wife, CINDY L. SEWELL, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrumen for the purposes therein contained.

Witness my hand and official seal at Franklin on this the 20th day of September, 1985.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 5/22/89

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 63500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

Subscribed and sworn to before me this the 20th Day of Sept. 19 85

Margaret Ann Smith
Notary Public

My Commission Expires 5/22/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			63500.CO- CAMT.	
			165.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 171.60-	
			1292A09/30/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40067

IDENTIFT REFERENCE

SEP 30 8 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176888