Box 36

BOOK 9784 PG 117

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09556690

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Reg. #3482
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

# WARRANTY DEED

**Name and Address of New Owner:**
**Danilo C. Flores**
**Martina H. Paco Flores**
**5715 Briarwick Court**
**Hermitage, Tennessee 37076**

**Send Tax Bills To:**
**FIRST AMERICAN NATIONAL BANK**
**P. O. Box 305048**
**Nashville, Tennessee 37230-5048**
**Loan #**

**Street Address of Subject Property:**
**5715 Briarwick Court**
**Hermitage, Tennessee 37076**

**Map-Parcel No:**
**Map 87-5-A**
**Parcel 75 CO**

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert H. Carter and wife, Kimberly L. Wyatt Carter,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents transfers and conveys unto **Danilo C. Flores and wife, Martina H. Paco Flores,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 76 on the Plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, page 424, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Robert H. Carter, unmarried and Kimberly L. Wyatt, unmarried by Warranty Deed from Phillips Builders, Inc., of record in Book 8909, page 918, Register's Office for Davidson County, Tennessee. The said Kimberly L. Wyatt has since married and is now known as Kimberly L. Wyatt Carter.
>
> The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Davidson County taxes for the year 1995 which have been prorated between the parties and assumed by the Grantees;

2. Restrictive Covenants of record in Book 8238, page 176, as amended and supplemented;

3. All matters as shown on the recorded plan referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

**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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. 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** our hands this 31st day of August, 1995.

**Robert H. Carter**

**Kimberly L. Wyatt Carter**

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert H. Carter and wife, Kimberly L. Wyatt Carter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 31st day of August, 1995.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

The actual consideration or value whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 1995.

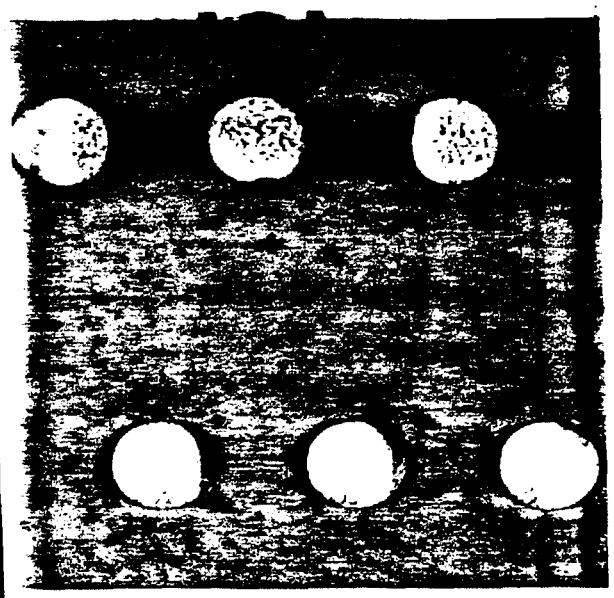
NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

\julie\flores.ded

0233 09/05 0104 03CHECK 383.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

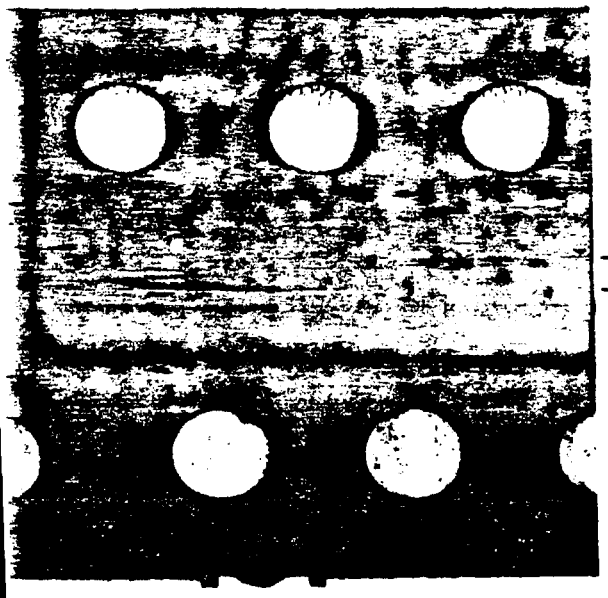
RECEIVED OF _____

FOR _____

BOOK 9784 PG 120

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



CAMT
100000.00
CDN TX 370.00
PRFEE 1.00
WDEED 12.00
TOTAL 383.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 383.00

09/05/95 01 13:05 0001 0233

0096690
IDENTIF. & REFERENCE

95 SEP -5 PM 1:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 949132