58

BOOK 10520 PG 536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF July, 19 97

Notary Public

MY COMMISSION EXPIRES: 10/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyse M. Sands (NAME)	First American National Bank (NAME)	MAP 108-15
1354 Timber Valley Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 80
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Luis M. Botero and wife, Margarita Botero

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alyse M. Sands, a single person

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 77-A of the Zone Lot Division of Lots No. 77 thru 79, Percy Priest Woods, Section 3, as of record in Plat Book 6250, page 582, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Luis M. Botero and wife, Margarita Botero by deed from Percy Priest Woods, a Joint Venture, as of record in Book 7102, page 168, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5984, page 865; Book 6020, page 270; Book 6093, page 392; and Book 6560, page 667, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6250, page 582, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

This is improved (X) unimproved ( ) property, known as 1354 Timber Valley Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand S this 1st day of July 19 97

Luis M. Botero.

Luis M. Botero

Margarita M. Botero

Margarita Botero

[redacted]

FOR 10520 PG 537

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luis M. Botero and wife, Margarita Botero

the bargainor S, 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 ~~Franklin~~ ST. PETERSBURG, FLORIDA ~~Tennessee~~, this 1st day of July 19 97.

Commission expires

FRANK J. MALOWANY JR.
MY COMMISSION # CC 516066
EXPIRES: December 27, 1999
Bonded Thru Notary Public Underwriters

Frank J Malowany Jr
Notary Public
FRANK J. MALOWANY JR

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

BOOK 10520 PG 538

LEGAL DESCRIPTION CONTINUATION

Ingress, egress and public utilities easement as reserved in deed of record in Book 6071, page 482, said Register's Office.

Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a Joint Venture, to Kodill Properties, a limited partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office.

Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

All matters as shown on the Final Plat, Section 2, Percy Priest Woods Subdivision of record in Book 5200, page 259, said Register's Office.

All matters as shown on the Plat of Zone Lot Division, Lots 77, 78 and 79, Percy Priest Woods, Section 2, of record in Book 6250, page 582, said Register's Office.

Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

0323693

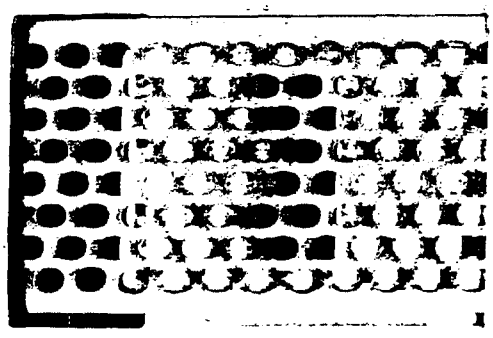
IDENTIF. 4-REFERENCE

97 JUL -7 PM 2:18

CLIA G. WILKINS, REGISTER
DAVIDSON COUNTY, TN.

1581 07/07 0101 03CHECK 270.15

[redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10520 PG 539

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

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

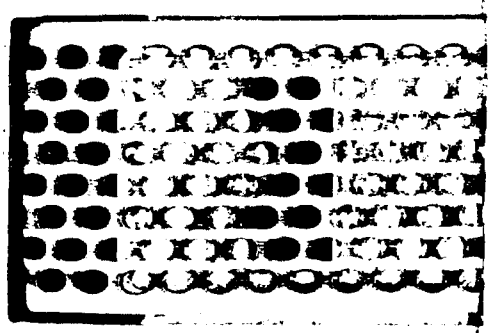
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 12.00
TOTAL 270.15
CHECK 270.15

07/07/97 01 14:17 0001 1581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0323693

IDENTIF. ↑ REFERENCE

97 JUL -7 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1171345