THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10743 PG 99

OUR FILE NUMBER: 6737

MAP/GROUP/PARCEL
034-14-0/077.00

NEW OWNER'S NAME AND ADDRESS:
Sergio Cruz-Crespo and Cindy L. Cruz
320 Aurora Avenue
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Bobby L. Hesson, and wife, Joyce A. Hesson, hereinafter called Grantors, do hereby transfer and convey unto Sergio Cruz-Crespo, and wife, Cindy L. Cruz, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 85 on the Plat of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 320 Aurora Avenue, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 3672, Page 459, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Bobby L. Hesson
Bobby L. Hesson

Joyce A. Hesson
Joyce A. Hesson

0385958
IDENTIF. + REFERENCE

98 JAN -2 AM 9:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7562 01/02 0101 03CHECK 305.00

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 10743 PG 100

PERSONALLY appeared before me, the undersigned authority, Bobby L. Hesson, and wife, Joyce A. Hesson, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of December, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2000

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $80,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of December, 1997.

NOTARY PUBLIC

My Commission Expires: 4-15-2000

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

RECEIVED OF _____

FOR _____ BOOK 10743 PG 101

| | | |
|---|---|---|
| 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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00
01/02/98 01 09:10 0001 7562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385958
IDENTIF. # REFERENCE

98 JAN -2 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1238245