34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10856 PG 597
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Javier M Meza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: February 2, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javier M. Meza (NAME)	Right Mortgage Company (NAME)	MAP 133-12
419 Benita Drive (ADDRESS)	325 West Main Street, Suite 200 (ADDRESS)	PARCEL 17.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Lyndell A. Hunter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Javier M. Meza, married and Mayela Sanchez, unmarried

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. 14 and part of "Reserved Parcel B" on the plan of Windsor Park, of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 14 fronts 70 feet on the southwesterly margin of Benita Drive and extends back 190.06 feet on the northwesterly line and 190 feet on the southeasterly line to a dead line in the rear measuring 72.16 feet thereon.

Said part of "Reserved Parcel B" begins at a point in the rear line of Lot No. 16, thence S 23° 50' East 185.60 ft. to a point, thence in a southwesterly direction along the line of Butts portion of "Reserved Parcel B" 93.82 ft. to a point, thence N 2° 59 E 207.97 ft. to the point of beginning.

For source of title reference is made to Book 6116, Page 549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to all matters filed of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

CONTINUED

This is improved (X) unimproved ( ) property, known as 419 Benita Drive, Nashville, Tennessee 37211
(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 my hand this 25th day of March 19 98

Lyndell A. Hunter

Lyndell A. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10856 PG 598

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lyndell A. Hunter, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of March 19 98.

Commission expires February 27, 2001

Notary Public

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

LEGAL DESCRIPTION CONTINUATION:

Subject to restrictions filed of record in Book 3792, Page 445, and Book 3816, Page 784, Register's Office for Davidson County, Tennessee.

04 17453

IDENTIF. + REFERENCE

98 MAR 27 AM 9:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1481 03/27 0101 03CHECK 304.63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10856 PG 599

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

03/27/98 01 09:24 0001 1481

04 17453
IDENTIF. ↑ REFERENCE

98 MAR 27 AM 9:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271762