Box 1

WARRANTY DEED

BOOK 11383 PG. 985

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99
Notary Public
MY COMMISSION EXPIRES: 1/26/2002
(AFFIX SE

NOTARY PUBLIC
TAYLOR HAZELWOOD
DAVIDSON COUNTY, TENN.
AT LARGE

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 1, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
VERONICA YEPEZ (NAME)	GMAC Mtg. Corp. (NAME)	MAP: 172 14
300 Radnor Street (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 272
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	FB #06DA-30348

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASE IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONATHAN E. WEBB AND WIFE, RHONDA L. WEBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERONICA YEPEZ AND ~~[illegible]~~ CARLOS YEPEZ As Joint Tenants with the rights of Survivorship.

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. 49 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, as of record in Book 421, Page 134 Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jonathan E. Webb and wife, Rhonda L. Webb, by Deed from Secretary of Veterans Affairs, of record in Book 9183, Page 514, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

05610056
IDENTIF. ↑ REFERENCE

99 MAR 15 AM 10:20
DAVIDSON COUNTY

9537 03/15 0101 03CHECK 312.55

This is improved (X) unimproved ( ) property known as 300 Radnor Street, Nashville, TN 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 our hand s this 26th day of February 1999

JONATHAN E. WEBB

RHONDA L. WEBB

DCTN01:WC

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11383 PG. 986

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JONATHAN E. WEBB AND WIFE, RHONDA L. WEBB

the bargainor, 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 Tennessee, this 26th day of February 19 99.

Commission expires 5/26/2002

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, executes 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11383 PG. 987

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0561056

IDENTIF. & REFERENCE

99 MAR 15 AM 10:20

REGISTER
DAVIDSON COUNTY, TN.

CAMT	81500.00
CON TX	301.55
PRFEE	1.00
WMFEE	8.00
CFEE	2.00
TOTAL	312.55
CHECK	312.55

03/15/99 01 10:19 0001 8537

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1437669