This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Send Tax Bills to :
German R. & Maria M. Uribes
534 Roosevelt Avenue
Madison, TN 37115
(address)

Map: 43
Group: 6
Parcel: 243

BOOK 11617 PAGE 140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Patrick G. Abernathy and wife, Carol E. Abernathy, have bargained and sold and by these presents do hereby transfer and convey unto, German R. Uribes and wife, Maria M. Uribes, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the plan of Madison Park, Section 6-A as of record in Book 4350, Page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed of record in Book 9419, Page 758, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of conveyance.

5337 08/12 0101 03CHECK 294.05

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said German R. Uribes and wife, Maria M. Uribes, their heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said German R. Uribes and wife, Maria M. Uribes, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said German R. Uribes and wife, Maria M. Uribes, their heirs and assigns against the lawful claims of all persons whomsoever.

062360

IDENTIF. → REFERENCE

99 AUG 12 AM 11:59

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

WITNESS MY HAND this 11th day of August 1999.

Patrick G. Abernathy

Patrick G. Abernathy

Carol E. Abernathy

Carol E. Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Patrick G. Abernathy and Carol E. Abernathy, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 11th day of August, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/30/2002

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $76,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carol E. Abernathy

AFFIANT

Subscribed and sworn to before me this the 11th day of August, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

1/30/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11617 PAGE 142

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

0623604
IDENTIF. ↑ REFERENCE

99 AUG 12 AM 11:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	76500.00
CON TX	283.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	294.05
CHECK	294.05

08/12/99 01 11:58 0001 5337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503505