RE-RECORD

BOOK 11678 PAGE 778

Box 43

BOOK 11356 PG. 690

PREPARED BY:
TAYLOR, PIGUE, MARCHETTI, BENNETT & MCCASKILL, PLLC
ATTORNEYS AT LAW
NASHVILLE, TN 37203

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **February, 1999** between **The Marchetti Company** , GRANTOR, and ~~[illegible]~~ * **an unmarried woman, and Aleida Diaz, an unmarried woman, joint tenants** , GRANTEE. * Lidia E. Rivera
SER - AD

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

SER *8250 - AD

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Brookewood, Phase Two of record in Book ~~8225~~ *, Page 877 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate.

BEING the same property conveyed to Kevin McGinn and wife, Cynthia McGinn by Deed from Rehab-It, LLC, a limited liability of record in Book 10389, Page 301 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Marchetti Company by deed of record in Deed Book 11206, Page 669, DAVIDSON County Register's Office.

SER AD This instrument is being re-recorded for the purpose of correcting the following items: 1) First Grantee's Name 2)Book Number for Plan reference 3) Name of first property owner listed on page 2 4) Person Responsible for Taxes reference on page 2. SER AD

3362 09/20 0101 03CHECK 10.00

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

The Marchetti Company
Signature of Seller

0640440

99 SEP 28 PM 2:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD

0554446

IDENTIF. ↑ REFERENCE:

99 FEB 25 PM 3:47

REGISTER
COUNTY, TN.

0554 02/25 0101 03CHECK 337.71

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CORPORATE
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared The Marchetti Company with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be of The Marchetti Company, the within named bargainor, a corporation, and that he/she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as .

Witness my hand and seal, at office in Nashville, this the **24th** day of **February, 1999.**

Kimberly D. Bearden
Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

Name and Address of Property Owner:

SGR
AD

Lidia E. ~~Lydia~~ Rivera and Aleida Diaz
805 Nashua Court
Nashville, TN 37209

Property Address:

805 Nashua Court
Nashville, TN

Person Responsible for Taxes:

SGR
AD

~~Name~~

~~Address~~

~~City, State~~

Pacific American Mortgage Company
4144 North Central Expressway
Suite 900
Dallas, TX 75204

Parcel #: 91-5-263

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,300.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **February, 1999.**

Kimberly D Bearden
Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

RETURN TO:

TAYLOR, PIGUE, MARCHETTI, BENNETT & MCCASKILL, PLLC
ATTORNEYS AT LAW
NASHVILLE, TN 37203