PREPARED BY (AND RETURN TO):

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BOOK 11702 PAGE 1

W & I Ref: (st) Title No: 41263
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edgar Figueroa Mayra R. Figueroa 516 Spann Court Antioch, TN 37013	Right Mortgage Company 106B West Hill Drive Lebanon, TN 37087

TAX MAP-PARCEL NUMBERS: 148-03-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 98,400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John L. Pritchett and spouse, Kathy Y. Pritchett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edgar Figueroa and spouse, Mayra R. Figueroa,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1040 on the Plan of Cherokee Hills, Section Ten of record in Plat Book 4660, Page 27.

SAID Lot No. 1040 fronts 82.0 feet on the westerly margin of Spann Court and extends back 133.3 feet on the northerly line and 132.0 feet on the southerly line to a dead line in the rear, measuring 82.0 feet thereon.

BEING the same property conveyed to John L. Pritchett and wife, Kathy Y. Pritchett by deed from John Robert Hill, Jr., single of record in Book 7455, Page 848 Register's Office for Davidson County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4660, Page 27, said Register's Office, which Plan shows a 30 foot minimum building setback line from Spann Court and 10 foot easement for public utility and drainage purposes along the rear line, along with a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; Restrictions contained in instrument of record in Book 4702, Page 84, said Register's Office.

This is improved property, known as: 516 Spann Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS THE EXECUTION HEREOF this 6th day of October, 1999.

John L Pritchett
John L. Pritchett

Kathy Y Pritchett
Kathy Y. Pritchett

State of Tennessee
County of Davidson

On this 6th day of October, 1999, before me the undersigned authority, personally appeared **John L. Pritchett** and **Kathy Y. Pritchett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in ~~and~~ who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires MAY 26 2003

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 98,400.00

Edgar Figueroa
Affiant

Sworn and subscribed before me on the 8th day of October, 1999.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIPT
NOTARY

STATE OF TENNESSEE
DAVIDSON COUNTY, TN.
REAL ESTATE TRANSFER
99 OCT 13 PM 12:40

06461141

SUBSCRIBER'S NAME & REFERENCE

Widoc Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0646141

IDENTIFICATION REFERENCE

99 OCT 13 PM 12:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible] $5400.00
[illegible] 364.00
[illegible] 1.00
[illegible] 5.00
[illegible] 2.00
[illegible] 372.00
[illegible] 375.00
[illegible] 1343 [illegible] $377

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527216