PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

Instr:200001140004947 Page: 1 OF 2
REC'D FOR REC 01/14/2000 9:36:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $429.20

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **December, 1999** between **PEARL BILYEU, an unmarried woman** , GRANTOR, and **SALVADOR HURTADO, a married man** , GRANTEE.

W I T N E S S E T H: 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 **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot No. 96, on the plan of Hermitage Estates, of record in Plat Book 3300, page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 96 fronts 68 feet on the westerly side of Luree Lane and runs back 224.9 feet on the northerly line and 218 feet on the southerly line to a broken line measuring 114.4 feet thereon.

BEING the same property conveyed to Pearl Bilyeu, by deed from Robert S. Luther and wife, Sheila H. Luther, of record in Book 11015, page 236, Register 's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 1999 which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 3300, page 70; and restrictive covenants of record in Book 3403, page 556 all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Being the same property conveyed to PEARL BILYEU, an unmarried woman by deed of record in Deed Book , Page , DAVIDSON County Register's Office.

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.

Pearl Bilyeu
PEARL BILYEU
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **PEARL BILYEU, an unmarried woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **December, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

SALVADOR HURTADO
8207 LUREE LANE
HERMITAGE, TN 37076

Property Address:

8207 LUREE LANE
HERMITAGE, TN 37076

Person Responsible for Taxes:

Right Mortgage Company
106B Westhills Drive
Lebanon, TN 37087

Parcel #: 075-14-0, Parcel 026.00

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 **$116,000.00** 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 **13th** day of **December, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

WATTS & BALDWIN ATTORNEYS, PLLC
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