Instr:20000127000901B Page: 1 OF 2
REC'D FOR REC 01/27/2000 2:15:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $196.98

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **25th** day of **January, 2000** between **Donna K. Ybarra, Married, ,** GRANTOR, and **Mark Weber, unmarried ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 32, on the Map of Eastmoreland Place, Shields Subdivision of Gleaves Land, 12th Civil District of Davidson County, Tennessee, formerly 17th Civil District of Davidson County, Tennessee, as of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donna K. Minzak (now Donna K. Ybarra) by Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8783, page 882, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

This property has been used only as rental property for Mrs. Donna Ybarra, and her husband, never used this property as his primary residence.

Improved property known as 111 East Moreland Street, Nashville, Tennessee 37207.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **25th** day of **January, 2000.**

Donna K. Ybarra

Donna K. Ybarra

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna K. Ybarra, the bargainor(s) 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 and official seal this 25th day of January, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $53236.85

Affiant

Subscribed and sworn before me this 25th day of January, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Mark Weber
111 East Moreland Street
Nashville, Tennessee 37207

Send Tax Bills to:
America's Wholesale Lender
750 Old Hickory Blvd., Su. 100
Brentwood, TN 37027

Map & Parcel Number:

Map 71-15 Parcel 84