RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"
SP 38636

Instr:200003020020424 Page: 1 OF 2
REC'D FOR REC 03/02/2000 9:36:24AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $510.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2000.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rafael D. Perez and Tricia L. Perez
936 Norwalk Dr.
Nashville TN 37214

SEND TAX BILLS TO:
BANK OF AMERICA, NA
P.O. BOX 57060
IRVINE, CA 92619-7060

MAP-PARCEL NUMBERS:
Map\Parcel:108-4-122.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wanda S. Holland Milby, a married woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Rafael D. Perez and wife, Tricia L. Perez** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 309 on the Plan of Larchwood, section 6, of record in Plat book 6250, page 235, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Wanda S. Holland, unmarried (now known as Wanda S. Holland Milby, married) by deed from James L. Yager and wife, Cynthia Leigh Haltom Yager by instrument of record in Book 8611, page 404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6452, Page 163, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 936 Norwalk Dr., Nashville TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of February, 2000.

Wanda Holland-Milby

Wanda S. Holland Milby

Gary M. Milby

Gary Milby

Gary Milby joins in this transaction to convey any and all interest he may have is said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda S. Holland Milby, and Gary Milby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2000.

Notary Public

11/18-01
My Commission Expires

NOTARY PUBLIC AT LARGE