Instr:200003150026693 Page: 1 OF 2
REC'D FOR REC 03/15/2000 2:02:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $301.55

TNI14670 63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 81,500.00

Affiant

Subscribed and sworn to before me this 13th day of March, 2000.

My commission expires:

Notary Public

MICHAEL K. HIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires 1/31/04

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
908 RACHEL PLACE, HERMITAGE, TN 37078	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 075-11-0/251.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

COLA W. OWEN K/N/A COLA W. HOWELL, JOINED BY HUSBAND, KEITH HOWELL AND KRISTI L. OWEN K/N/A KRISTI L. OWEN PEARCE, JOINED BY HUSBAND, CHRIS PEARCE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MARIA ELENA ORBEA, A SINGLE WOMAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT 76B ON THE PLAN OF ZONE LOT DIVISION LOTS 49 THRU 79, RACHEL'S SQUARE, SECTION 2, OF RECORD IN BOOK 5200, PAGE 623 THRU 625 AS AMENDED IN BOOK 6250, PAGES 538 THRU 543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO COLA W. OWEN AND KRISTI L. OWEN, BY WARRANTY DEED FROM BIANCA ELIZABETH BASCH, DATED MAY 20, 1996, AND RECORDED MAY 28, 1996 IN BOOK 10061, PAGE 808, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 908 RACHEL PLACE, HERMITAGE, TN 37078

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 we do covenant with the 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 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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of March, 2000.

Cola W. Howell
COLA W. HOWELL

Keith Howell
KEITH HOWELL

Kristi L. Owen-Pearce
KRISTI L. OWEN PEARCE

Chris Pearce
CHRIS PEARCE

State of Tennessee
County of Davidson

On this 13th day of March, 2000, before me personally appeared Cola W Howell, Keith Howell, Kristi L. Owen Pearce, and Chris Pearce to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

_____

Michael K. Higgins
Notary Public

MICHAEL K. HIGGINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires 1/31/04

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.