Instr:200004040033504 Page: 1 OF 2
REC'D FOR REC 04/04/2000 10:27:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $348.41

BOX 50-B

~~PREPARED~~ BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,165.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 31st day of March, 2000.

Notary Public

My Commission Expires: 5-14-03

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:
Ismael Alba and Jennifer L. Alba
357 Margo Lane
Nashville, TN 37211

SEND TAX BILLS TO:
First Republic Mortgage Corp
3212 West End Avenue, Suite 500
Nashville, Tennessee 37203

MAP-PARCEL NUMBERS:
148-9-48.00

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, **Steven Paul Rooker and wife, Retha Kay Pursley Rooker** hereinafter referred to as Grantors, hereby transfers and conveys to **Ismael Alba and wife, Jennifer L. Alba** 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. 47, Section Two, Haywood Heights, as of record in Book 2663, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven Paul Rooker and wife, Retha Kay Pursley Rooker, by deed from Darrell Dillehay and wife, Cynthia Dillehay, as of record in Book 8115, page 730, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Page 13, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage, as of record in Book 4829, page 361, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 2640, Page 447, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

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 357 Margo Lane, Nashville, TN 37211.

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 31st day of March, 2000.

Steven Paul Rooker

Steven Paul Rooker

Retha Kay Pursley Rooker

Retha Kay Pursley Rooker

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 Steven Paul Rooker and wife, and Retha Kay Pursley Rooker, 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 31st day of March, 2000.

Notary Public

11-18-01

My Commission Expires

NOTARY PUBLIC AT LARGE DONALD R. BARRETT, JR. WILLIAMSON COUNTY, TENN.

01544-BP