Bk# 36 Pg# 80

WARRANTY DEED

Instr:200005090047057 Page: 1 OF 2
REC'D FOR REC 05/09/2000 1:36:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $584.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Sarah McBean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 2000

NOTARY PUBLIC AT LARGE

J. Michael Morgan
My Commission Expir
July 28, 2001

J. Michael Morgan
Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUSTIN E. GARZA (NAME)	Sun Trust Mortgage Inc (NAME)	MAP 141-07-0-B
604 Dusk Court (ADDRESS)	P.O. Box 57028 (ADDRESS)	PARCEL 092CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Irvine Ca 92619-7028 (CITY) (STATE) (ZIP)	F.B.#: 09D-83155

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KYLE ITTMANN HAPPEL AND WIFE, ALLISON HERBERT HAPPEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AUSTIN E. GARZA AND SARAH MCBEAN, BOTH UNMARRIED

HEREINAFTER CALLED THE 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. 76 on the First Revision of Somerset Farms, Section Four, Phase I, a Planned Unit Development, as of record in Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to KYLE ITTMANN HAPPEL AND ALLISON MICHELLE HERBERT, BOTH UNMARRIED, by Deed from SOMERSET FARMS, A TENNESSEE JOINT VENTURE, of record in Book 10477, Page 96, Register's Office for Davidson County, Tennessee.

ALLISON MICHELLE HERBERT has since married, KYLE ITTMANN HAPPEL, and is now known as ALLISON HERBERT HAPPEL.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Somerset Farms, of record in Book 8556, Page 11, supplement and amendement in Book 9383, Page 526, and re-recorded in Book 9662, Page 869, further amended in Book 10190, Page 182, Book 10410, Page 89 and Book 11433, Page 936, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 604 Dusk Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of May 2000

Kyle Happel
KYLE ITTMANN HAPPEL

Allison Herbert Happel
ALLISON HERBERT HAPPEL

DCTN01WC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared, KYLE ITTMANN HAPPEL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes herein contained.

WITNESS my hand and official seal at office at NASHVILLE, Tennessee, this 5TH day of May, 2000.

Notary Public

My Commission Expires: 5/28/03

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared, ALLISON HERBERT HAPPEL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes herein contained.

WITNESS my hand and official seal at office at NASHVILLE, Tennessee, this 5TH. day of May, 2000.

Notary Public

My Commission Expires: 5/28/03

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.