14-A
13592-2

Instr:200007270074363 Page: 1 OF 2
REC'D FOR REC 07/27/2000 4:00:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $998.63

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Theresa Marie Sells
Affiant

Subscribed and sworn to before me, th[illegible] day of July, 2000.

Notary Public
My commission expires: 5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick Dale Sells 1402 Cedar Lane Nashville TN 37212	American Lending Alliance, Inc. 1750 South King Street Honolulu, Hawaii 96826	117-04-0 301.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward J. Hernandez and wife, Bobbie V. Hernandez, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick Dale Sells and Theresa Marie Sells, husband and wife, tenants by the entirety, hereinafter called the Grantees, their successors 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. 117 on the Plan of Victoria Place, of record in Book 332, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Edward J. Hernandez and wife, Bobbie V. Hernandez by deed from Raymond A. Kennedy, Jr. and Ann Champion Chandler, both unmarried, dated May 9, 1997, of record in Book 10454, Page 23, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1402 Cedar Lane, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of July, 2000.

Edward J. Hernandez

Bobbie V. Hernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward J. Hernandez and Bobbie V. Hernandez, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 26th day of July, 2000.

Notary Public

My Commission expires 03/21/01

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN