BK 34

WARRANTY DEED

Preparer's File #-00G0298

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Instr:200008080078709 Page: 1 OF 1
REC'D FOR REC 08/08/2000 2:36:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.80

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $104,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF JULY, 2000.

(Affix Seal)

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Luis Orozco and Sephora Valdez	Same	148-13-215
101 Maple Valley Court		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOSHUA B. PHILLIPS AND AMY J. PHILLIPS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LUIS OROZCO AND SEPHORA VALDEZ, hereinafter called the Grantee(s), their heirs and assigns, that 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. 17 on the Plan of Maple Valley Subdivision, Section Two of record in Plat Book 6200, page 645, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joshua B. Phillips and wife, Amy J. Phillips by deed from Leslie L. Shreve, II and wife, Norma E. Shreve of record in Book 9719, page 377, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property know as **101 Maple Valley Court, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **27th** day of **July, 2000**:

Joshua B. Phillips

Amy J. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori C. Warren, a Notary Public in and for said County and State, the within named JOSHUA B. PHILLIPS AND AMY J. PHILLIPS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN this 27th day of July, 2000.

Notary Public

My Commission Expires: 1/30/02