Instr:200008090078975 Page: 1 OF 2
REC'D FOR REC 08/09/2000 11:25:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $325.60

Rtn to: File Box 13

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 20 00

Elizabeth E Tipton
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

#900

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Carlos Romero (NAME) | ~~BUENAVENTURA~~ North American (NAME) | MAP 86-16 |
| 4320 Central Valley Drive (ADDRESS) | 3883 Airway Drive (ADDRESS) | PARCEL 42 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Santa Rosa, CA 95403 (CITY) (STATE) (ZIP) | |

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, Rogelio Pacheco and wife, Adriana Pacheco, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Romero, married

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:

BEING Lot No. 13, on the Plan of Central Valley, of record in Book 5800, Page 71, Register's Office for said County.

Said Lot No. 13 fronts 78.00 feet on the southerly margin of Central Valley Drive and extends back 133.15 feet on the westerly line and 137.10 feet on the easterly line to a dead line in the rear, measuring 87.11 feet thereon.

BEING the same property conveyed to Rogelio Pacheco, married by deed from Calvin L. Hall and wife, Amelia E. Hall and Vera E. Hall, of record in Book 9940, Page 792, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5903, Page 656, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 71, said Register's Office.

The said Adriana Pacheco joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved ( X ) property, known as 4320 Central Valley Drive, Hermitage, TN 37076
(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 27th day of July, 20 00

Rogelio Pacheco
Rogelio Pacheco

Adriana Pacheco
Adriana Pacheco

by Rogelio Pacheco
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rogelio Pacheco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2000.

My Commission Expires: 1/26/02

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rogelio Pacheco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Adriana Pacheco as her Attorney in Fact as the free act and deed of the within named Adriana Pacheco.

Witness my hand and official seal at Nashville, Tennessee the 27th day of July, 2000.

My Commission Expires: 1/26/02

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.