File: Box 13
#832

Instr:200008090078992 Page: 1 OF 2
REC'D FOR REC 08/09/2000 11:40:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $283.05

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of July, 2000.

Notary Public

My Commission Expires: 5-26-02

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Alejandro J. Romero
518 Debbie Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
4301 HILLSBORO PIKE, STE. 328
NASHVILLE, TN 37216

MAP-PARCEL NUMBERS:
076-01-0-124.00

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, **Vicky J. Dean, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Alejandro J. Romero, a married man** 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. 93B on the plan of Zone Lot Division of Lots 93, 94 & 95, Tulip Grove Woods, Phase I, of record in Book 6250, page 566 in the Register's Office for said County.

Said Lot No. 93B fronts 36.99 feet on the northeasterly margin of Debbie Drive and extends back 170.50 feet on the northwesterly line and 158.09 feet on the southeasterly line to a dead line in the rear measuring 39.85 feet thereon, for a more particular description of said property.

Being the same property conveyed to Vicky J. Dean by Warranty Deed from First Bank National Association TR U/A dated 09/01/96 of record in instrument # 200002020010853 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 566, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6369, Page 879, 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 518 Debbie Drive, Hermitage, TN 37076.

**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 14th day of July, 2000.

Vicky J. Dean

**Vicky J. Dean**

**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 Vicky J. Dean, an unmarried woman, 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 14th day of July, 2000.

Elizabeth E Triplett

Notary Public

5-24-02

My Commission Expires

02122-BW