FILE BOX 45

WARRANTY DEED

Instr:200008220083071 Page: 1 OF 2
REC'D FOR REC 08/22/2000 2:00:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $306.73

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

~~Hector Barragan~~ Kimberly Moody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 20 00

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

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
Kimberly Moody (NAME)	Columbia National, Incorporated (NAME)	MAP 73-1
2723 Bobby Avenue (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 77
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Steven D. Henson and wife, Cathy A. Henson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Moody and Hector Barragan, both unmarried, joint tenants with right of survivorship

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. 27 of Happy Valley Subdivision, Section "B", not of record, described according to a copy of a survey thereof by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING at a point in the northerly margin of Bobby Avenue, at the corner of Lots 26 and 27; thence with the line between said lots, northerly 140 feet to the corner of said lots and of Lots 7 and 8; thence with the line between Lots Nos. 8 and 27, easterly 75 feet to the corner of said lots and of Lots 9 and 28; thence with the line between Lots 27 and 28, southerly 140 feet to the northerly margin of Bobby Avenue; thence with the margin of the same westerly 75 feet to the point of beginning.

BEING the same property conveyed to Steven D. Henson and wife, Cathy A. Henson by deed from Jerry W. McClendon and wife, Nikki Y. Boyd McClendon, of record in Book 10106, Page 544, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees

unimproved ( )
This is improved (X) property, known as 2723 Bobby Avenue, Nashville, TN 37216
(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 18th day of August, 20 00

Steven D. Henson

Cathy A. Henson

Cathy A. Henson

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 Steven D. Henson and wife, Cathy A. Henson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August 20 00

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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