FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,346.22

Budget Prong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 20 00

Patricia A Nicholl
Notary Public

MY COMMISSION EXPIRES: 3/04/01

(AFFIX SEAL)

NICHOLL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200008300085850 Page: 1 OF 3
REC'D FOR REC 08/30/2000 2:13:43PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $367.58

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
Exavier Rivas	New Owner	MAP 150-9
(NAME)	(NAME)	
3024 Cedarcliff Court		PARCEL 164
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(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, Dorothy Macioci, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Exavier Rivas and Marie E. Halford, both unmarried as 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:

BEING Lot No. 92, on the Plan of Phase II, Forest View Park, Section V, of record in Book 6250, Page 458, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dorothy Macioci by deed from Brian E. Leedham and wife, Teresa Leedham and Horace Gammons and wife, Martha Gammons, of record in Book 9363, Page 709, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6569, Page 294, 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 Book 6250, Page 458, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Brian E. Leedham and wife, Teresa Leedham and Horace Gammons and wife, Martha Gammons, to David J. Guilford, Trustee, for Barclays American Mortgage Corporation, dated May 27, 1987, and filed for record in Book 7250, Page 692; re-recorded in Book 7296, Page 259, Register's Office for said County, with an unpaid principal amount of approximately $63,346.22, which the grantees herein hereby assume

CONTINUED

unimproved ( )
This is improved (X) property, known as 3024 Cedarcliff Court, Antioch, TN 37013
(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 my hand this 29th day of August, 20 00

Dorothy Macioci

Dorothy Macioci

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 Dorothy Macioci, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August 20 08

Commission expires _____

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

LEGAL DESCRIPTION CONTINUATION

and agree to pay. The escrow account if any is hereby transferred to the grantees.