(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/00 08:19 2pgs
Fees:11.00 Taxes:402.93

20001010-0100319

DEBORAH H. BERNIE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,900.00

Affiant

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

Deborah H Bernie
Notary Public

MY COMMISSION EXPIRES: 5-26-02
(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
Jose Sanchez (NAME)	GMAC Mortgage Corporation (NAME)	MAP 120-09-O
802 Currey Road (ADDRESS)	100 Witmer Road, PO Box 963 (ADDRESS)	PARCEL 25
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Lisa G. Watwood and Victor G. Watwood, Sole Heirs of the Estate of Betty R. Watwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose G. Sanchez, a single person, and Maribel D. Campos, a single person

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. 149, on the Plan of Glengarry Park, Section 1, of record in Book 2663, Page 72, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 90.00 feet on the easterly side of Currey Road and runs back 165.0 feet on the northerly line and 240.0 feet on the southerly line to a dead line in the rear on which it measures 117.3 feet.

Being the same property conveyed to B. G. Watwood and wife, Betty R. Watwood by deed from Larry L. Huggins and wife, Linda L. Huggins of record in Book 4247, Page 800, said Register's Office. Said property was vested in Betty R. Watwood, by Final Decree of Divorce in Davidson County, Tennessee, docket number 61277, Fourth Circuit Court for Davidson County, Tennessee, and being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee. The said Betty R. Watwood having died intestate and leaving Lisa G. Watwood and Victor G. Watwood as the sole heirs. See also Affidavit of Inheritance of record in Book 11654, Page 305, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2796, Page 604; Book 2743, Page 231; and Book 2804, Page 226, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 802 Currey Road, Nashville, TN 37217
(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 20th day of September, 20 00

Lisa G. Watwood

Victor G. Watwood

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 Lisa G. Watwood and Victor G. Watwood, Sole Heirs of the Estate of Betty R. Watwood

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 20th day of September 2001.

Commission expires 3/24/01

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

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 2663, Page 72, said Register's Office.