File Box 198

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/00 12:53 2pgs
Fees:11.00 Taxes:364.45

20001031-0107912

STATE OF TENNESSEE 00-10-10-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Mendez-Rios (NAME)	NOVATAR MORTGAGE, INC. (NAME)	MAP 148-10
244 Haywood Lane (ADDRESS)	23046 Ave. De La Carlota, 3rd Floor (ADDRESS)	PARCEL 1
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Laguna Hills, CA 92653 (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, Shirley M. Anderson and David H. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco Mendez-Rios and wife, Tysha Mendez-Rios

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. 12 on the Plan of Haywood Acres, Section Two, of record in Plat Book 2854, page 91, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Deal and wife, Shirley M. Deal by deed from Murray Parker and wife, Lavada D. Parker of record in Book 3884, page 47, Register's Office for Davidson County, Tennessee. The said James R. Deal has since died leaving Shirley M. Deal as surviving spouse. Shirley R. Deal has remarried and is now known as Shirley R. Anderson.

David H. Anderson joins in executing this Deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 2854, page 91, said Register's Office; (c) driveway easement of record in Book 3884, page 47, said Register's Office; and (d) sewer easement of record in Book 6447, page 701, said Register's Office.

unimproved ( )
This is improved (X) property, known as 244 Haywood Lane, Nashville, Tennessee 37211
(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 23rd day of October, 2000

Shirley M. Anderson

David H. Anderson

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 Shirley M. Anderson and David H. Anderson

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 23rd day of October, 2000.

Commission expires _____

Notary Public

JOHN GREGORY PEDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp. 0[illegible]

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 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 _____, _____.

My commission expires _____

Notary Public