File-Box 13

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/00 14:34 2pgs
Fees:11.00 Taxes:360.75

20001130-0117676

#1191

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF November, 2000

Notary Public

MY COMMISSION EXPIRES: 5-26-02
(AFFIX SEAL)

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

Southland Title & Escrow Co., 7101 Executive Center Dr #151, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Anita Diaz | TRANSLAND FINANCIAL SERVICES | 162 12-A 27.00CO |
| (NAME) | (NAME) | |
| 210 Brittany Park Circle | 2700 WESTHALL LANE, STE. 210 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | MAITLAND, FL 32751 | |
| (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, Wendy S. Stanziano and husband, Thomas O. Stanziano, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anita Diaz and Oziel Espindola, Married

*Married

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 on the Plan of Resubdivision of Lots 11 through 30 Brittany Park, Phase 1A, a Planned Unit Development, as shown of record in Plat Book 9700, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Wendy S. Stanziano and husband, Thomas O. Stanziano, Jr. by deed from Carlton Enterprises, Inc., of record in Book 10901, page 875, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for subsequent years have been expressly assumed by the herein Grantee; Restrictions of record in Book 10016, page 870, amended in Book 10772, page 988; any and all easements of record; Plan of record in Book 9700, page 263; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved ( X ) property, known as 210 Brittany Park Circle, 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 our hand s this 21st day of November, 2000

Wendy S Stanziano
Wendy S. Stanziano

Thomas O. Stanziano, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy S. Stanziano and husband, Thomas O. Stanziano, Jr.

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 Brentwood, Tennessee, this 21st day of November, 2000.

Commission expires 5/27/2001

Jennifer Dunlap
Notary Public

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires May 27, 2001

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