WARRANTY DEED

Bk 34

Davidson County DEEDWARR
Recvd: 12/04/00 09:31 2pgs
Fees:11.00 Taxes:1017.50

20001204-0118502

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November 2000

Notary Public

MY COMMISSION EXPIRES: February 27 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Saldana (NAME)	Covenant Funding (NAME)	P/O 176-00
4273 Maxwell Road (ADDRESS)	107 Music City Circle; Suite 102 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	28.00

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, Judith A. Butler-Mayo and husband, Michael Mayo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Saldana

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. 1 on the Re-subdivision of the Judith A. Butler property of record in Plat Instrument No. 20009210094041, Register's Office for Davidson County, Tennessee and described as follows: South 00 deg 31 min 57 sec East 540.38 feet to a point; thence South 80 deg 18 min 01 sec East 223.81 feet to a point; thence South 05 deg 06 min 40 sec West 558.35 feet to a point; thence South 85 deg 26 min 47 sec East 276.25 to the point of beginning.

For source of title reference is made to Book 7940, Page 834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

This conveyance is made subject to a Temporary Driveway Easement retained by the Grantor herein being 10 feet wide over the present existing driveway for a distance of 450 feet from Maxwell Road to the 6 acre tract presently owned by the Grantor. This Temporary Driveway Easement will expire upon the sale of the 6 acre tract owned by the Grantor or five years from this date whichever is sooner.

This conveyance is also made subject to a Drainage Easement for the natural flow of rainwater off the 6 acre tract retained by the Grantor onto the 3 acre tract owned by the Grantee.

unimproved ( )
This is improved (X) property, known as 4273 Maxwell Road, Antioch, Tennessee 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 30th day of November, 2000

Judith A. Butler-Mayo

Michael Mayo

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 Judith A. Butler-Mayo and husband, Michael Mayo

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 30th day of November, 2000.

Commission expires February 27, 2001

Notary Public

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