Davidson County DEEDWARR
Recvd: 01/04/01 11:38 2pgs
Fees:11.00 Taxes:358.90
20010104-0001286

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WARRANTY DEED

This Indenture made this **29th** day of **December, 2000** between **Janice A. Watson, an unmarried person, ,** GRANTOR, and **Gabriel Velasquez, married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Airport Estates Annex, as of record in Book 1130, page 88, Register's Office for said County.

Said Lot No. 198 fronts 100 feet on the north side of Currey Road and runs back 508.6 feet on the westerly line and 532.6 feet on the easterly line to a dead line in the rear, which is broken line, measuring 93.6 feet thereon.

Being the same property conveyed to Janice A. Watson, an unmarried person by Warranty Deed from Pearl Collins, an unmarried person, of record in Instrument Number 20000912-0090407, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 1130, page 88, Register's Office for Davidson County, Tennessee.

Subject easement of record in Book 5935, page 391, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1246 Currey Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **29th** day of **December, 2000.**

Janice A. Watson

Janice A. Watson

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice A. Watson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 29th day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $97000

Gabriel Velasquez
Affiant

Subscribed and sworn before me this 29th day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Gabriel Velasquez
1246 Currey Road
Nashville, Tennessee 37217

Send Tax Bills to:
Right Mortgage Company
106B West Hill Drive
Lebanon, Tennessee 37087

Map & Parcel Number:

Map 120 Group 14-O Parcel 7