THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 02/22/01 10:25 2pgs
Fees:11.00 Taxes:329.30
20010222-0016654

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILL TO: | MAP & PARCEL No. |
|---|---|---|
| **Juan Tamayo**<br>**417 Benita Drive**<br>**Nashville, TN 37210** | **SAME** | **133-12-3 and 133-12-16** |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $89,000.00.

Affiant

Subscribed to and sworn before me this 1 day of February, 2001.

Notary Public

My Commission Expires: 9/28/02

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Eighty Nine Thousand Dollars ($89,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DEBORAH M. SAPP, a single person (referred to herein as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JUAN TAMAYO (referred to herein as the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 13, on Windsor Park as of record in Book 3600, page 64, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to DEBORAH M. SAPP by deed from KEITH A. BURGESS and wife, ELIZABETH A. BURGESS of record in Book 9046, page 43, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being a part of Reserved Parcel "B" on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office, Davidson County, Tennessee, and described as follows:

Beginning at a point in the northeast margin of Paragon Mills Road, at the southwesterly corner of Lot No. 1 on said Plan; thence leaving said road, North 2 degrees, 59 min. East 325.49 feet to a point; thence in a northeasterly direction 93.82 feet to a point between lot Nos. 13 and 14; thence with the rear line of Lots Nos. 13, 12, and part of Lot No. 11, 157.91 feet to a point; thence along the common boundary line between Lot. No. 1 and Reserved Parcel "B" 274.91 feet to the point of beginning.

Being part of the same property conveyed to DEBORAH M. SAPP by deed from KEITH A. BURGESS and wife, ELIZABETH A. BURGESS of record in Book 9046, page 43, Register's Office for Davidson County, Tennessee.

This is improved real property known as 417 Benita Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 1st day of February, 2001.

Deborah M. Sapp
DEBORAH M. SAPP

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH M. SAPP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 1st day of February, 2001.

John O'Leavers
Notary Public

JOHN O'LEAVERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/02