Davidson County DEEDWARR
Recvd: 04/19/01 11:40 2pgs
Fees:11.00 Taxes:399.60

20010419-0038878

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2001.

Notary Public
My commission expires: 1-18-05

NANCY M. SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Rt 34

Address of New Owner:	Send Tax Bills to:	Tax Information
Maria Jacqueline Sanchez	Right Mortgage Company	133-16-O
311 Tampa Drive	106B West Hill Drive	065.00
Nashville TN 37211	Lebanon, TN 37087	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Elisabeth May Grooms, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maria Jacqueline Sanchez and Rafael Cardona, hereinafter called the Grantees, their successors 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. 16 on the Plan of Kenilworth Estates, Section III, of record in Book 2900, page 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary Elisabeth May, an unmarried woman, by deed from Paul Gregory Whitley, an unmarried man, dated 9/26/97 and recorded 10/23/97 in Book 10655, page 379, Register's Office for Davidson County, Tennessee. Mary Elisabeth May having since married and now being known as Mary Elisabeth May Grooms.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 311 Tampa Drive, Nashville, TN 37211.

Jeffery Scott Grooms, spouse of the within named Mary Elisabeth May Grooms, joins in this conveyance for the sole purpose of conveying any and all right and title he may have in subject property, especially his marital rights, if any.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of March, 2001.

Mary Elisabeth May-Grooms

Jeffery Scott Grooms

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Elisabeth May Grooms and Jeffery Scott Grooms, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 29th day of March, 2001.

Notary Public 1-18-05.

My Commission expires 1-18-2005.

