Davidson County DEEDWARR
Recvd: 05/24/01 08:39 2pgs
Fees:11.00 Taxes:421.80

20010524-0053979

27A
(1)

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2001.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose and Tibisay Vazguez 2100 Sanborn Drive Nashville, TN 37214	New Owner	Map 95.10 Parcel 29

For and in 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,

Buford A. Bentley and wife, Rebecca J. Bentley

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jose Vasquez and wife, Tibisay Vasquez

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 SHOWN AS TRACT NO. 6 ON A COPY OF A SURVEY MADE BY CANTRELL, CONNELL, AND MORRISON, ENGINEERS, DATED JANUARY, 1958, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY MARGIN OF SANBORN DRIVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT NO. 191 ON THE PLAN OF ELM HILL ACRES, SECTION IV, AS OF RECORD IN BOOK 2331, PAGE 118, SAID REGISTER'S OFFICE; THENCE NORTH 37° 57' EAST 305 FEET MORE OR LESS TO THE CENTER OF SIMS BRANCH; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SIMS BRANCH 103 FEET MORE OR LESS TO A POINT; THENCE SOUTH 37° 57' WEST 275.2 FEET MORE OR LESS TO A POINT IN THE MARGIN OF SANBORN DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE SOUTHEASTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BUFORD A. BENTLEY AND WIFE, ANNIE O. BENTLEY, BY DEED FROM WILLIAM P. NICHOLS AND WIFE, EVELYN V. NICHOLS, DATED FEBRUARY 4, 1965, AND OF RECORD IN BOOK 3859, PAGE 779, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ANNIE O. BENTLEY HAVING SINCE DECEASED. REBECCA J. BENTLEY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to an easement for sanitary sewer and storm drains granted to Metropolitan Government of record in Book 4308, Page 588, Register's Office for Davidson County, Tennessee.
3) Rights of upper and lower riparian owners in and to the flow of Sims Branch and its effect on the boundary of the title insured herein.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2100 Sanborn Drive, Nashville, TN 37214 B.A.B. R.J.B.
(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 11th day of May, 2001.

Buford A. Bentley

Rebecca J. Bentley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Buford A. Bentley and wife, Rebecca J. Bentley, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076