Davidson County DEEDWARR
Recvd: 07/19/01 14:25 2pgs
Fees:13.00 Taxes:571.65
20010719-0076755

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **13th** day of **July, 2001** between **Charlie Brandy**, , GRANTOR, and **Norberto Ocasio and wife, Maryann Ocasio** , as GRANTEEs Bandy C.B.

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:

Being Lot Number 50 on the Plan of The Villages of Larchwood, Phase II, Section IV-A, of record in Plat Instrument Number 20009280096098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlie Bandy by Warranty Deed from Leon Sharber, Trustee dated November 9, 2000 and recorded in Instrument Number 20001116-0113529, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to Leon Sharber, Trustee by Warranty Deed dated May 11, 1996 and recorded in Book 10049, page 611, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlie Bandy by Warranty Deed from Leon Sharber, Trustee of record in Instrument Number 20001116-0113529, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20009280096098, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6435, page 189; Book 10715, page 162; Book 11448, page 741, and Instrument Number 20009280096105, 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 1148 Fitzpatrick Road, Nashville, Tennessee 37214.

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 **13th** day of **July, 2001.**

Charlie Bandy

Charlie Brandy
Bandy C.B.

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 Charlie Bandy, 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 13th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $154500

Norberto Ocasio
Affiant

Subscribed and sworn before me this 13th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

****

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

Address of New Owner
Norberto Ocasio
1148 Fitzpatrick Road
Nashville, Tennessee 37214

Send Tax Bills to:
Equiprime Mortgage
1148 Fitzpatrick Road
Nashville, Tennessee 37214

Map & Parcel Number:
MAP 108-4-A
Parcel 103