WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 08/17/01 12:13 3pgs
Fees:18.00 Taxes:471.75

20010817-0089160

G-6883-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. L. Resendiz, Jr. (NAME)	Regions Mortgage, Inc. (NAME)	MAP 52-12
1108 Neelys Bend Road (ADDRESS)	P. O. Box 11026 (ADDRESS)	PARCEL 1
Madison, TN 37115 (CITY) (STATE) (ZIP)	Orange, CA 92856-8126 (CITY) (STATE) (ZIP)	11D72540

FOR AND 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, David W. Layhew, Jr. and wife, Melissa M. Layhew

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. L. Resendiz, Jr., married

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, described as follows, to-wit:

Tract One:

Land in the 11th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor June 30, 1952, as follows: BEGINNING at an iron pin in the southwesterly margin of Neeley's Bend Road, at the northeast corner of the property conveyed to H. A. Bains and wife, Mary Lee Bains, by deed from Edward E. Marlin and wife, of record in Book 2018, page 49, said Register's Office; thence along the Bains' easterly line, South 18 degrees 30 minutes West 422.8 feet to an iron pin; thence in an easterly direction 100 feet to an iron pin; thence northeastwardly 359.5 feet to an iron pin in the southwesterly margin of Neeley's Bend Road; thence with the margin of said road, northwestwardly 160 feet to the beginning.

TRACT TWO:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being described according to a survey thereof by Cantrell, Connell & Morrison, September 10, 1952, as follows: BEGINNING at an iron pin at the southeast corner of the property conveyed to L. M. Nelson and wife, by deed of record in Book 2088, Page 6, Register's Office for said County, said pin being 359.5 feet, more or less, from the southerly margin of Neeley's Bend Road, thence South 22 degrees 28 minutes East 175.5 feet to an iron pin in a fence line; thence along said fence line, North 63 degrees 33 minutes West 81.5 feet to an iron pin in the southeast corner of the property conveyed to

CONTINUED

unimproved ( )
This is improved (X) property, known as 1108 Neelys Bend Road, Madison, TN 37115
(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 15th day of August 2001

David W. Layhew, Jr.

Melissa M. Layhew

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

H. A. Bains and wife, by deed of record in Book 2018, page 49, said Register's Office; thence with Bains' easterly line, North 15 degrees 28 minutes East 159.9 feet to an iron pin at the southwest corner of the Nelson property above mentioned; thence with Nelsons' rear line, South 74 degrees 32 minutes East 100 feet to the beginning, containing 0.35 acre, more or less.

Being the same property conveyed to David W. Layhew, Jr. and wife, Melissa M. Layhew by deed from J. Blake Freeman, Trustee, of record in Book 9037, Page 776, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Layhew, Jr. and wife, Melissa M. Layhew

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of August 2001.

Commission expires 8-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public