47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

X Lourdes Javier-Palcon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 2002

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 15, 2005
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

G-7699-E

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
Lourdes Javier-Palcon (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 53
304 Chesterfield Drive (ADDRESS)	210 Automation Way (ADDRESS)	GROUP 13
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	PARCEL 87

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, Patricia A. Higdon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lourdes Javier-Palcon

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 Lot No. 20 on the Plan of Phase I, Kimbolton, of record in Plat Book 6900, Page 277, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 72.5 feet on the northerly margin of Chesterfield Circle and extends back 146.93 feet on the westerly line and 179.44 feet on the easterly line to a dead line in the rear measuring 98.57 feet thereon.

Being the same property conveyed to Patricia A. Higdon by deed from Phillips Builders, Inc. of record in Book 7832, Page 143, and Book 11154, Page 947, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/28/02 14:19 2pgs
Fees:13.00 Taxes:407.00

20020128-0011633

unimproved ( )
This is improved (X) property, known as 304 Chesterfield Drive, 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 my hand this 24th day of January 2002

X Patricia A Higdon
Patricia A. Higdon

DCTN01WC

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 Patricia A. Higdon

the 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 Goodlettsville, _____, Tennessee, this 24th day of January 2001.

Commission expires _____

Notary Public

NOTARY PUBLIC
AT LARGE
Bertie le Whitaker
My commission expires
October 25, 2003
STATE OF TENNESSEE

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