PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 43223

Dav. Co. File: ~~Box 6~~ 34

Davidson County DEEDWARR
Recvd: 01/30/02 11:23 2pgs
Fees:13.00 Taxes:460.28
20020130-0013071

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mario A. Hernandez 184 Suzanne Drive Antioch, Tennessee 37013	Right Mortgage Company 106-B West Hill Drive Lebanon, Tennessee 37087

TAX MAP-PARCEL NUMBERS: 162-2-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Doniel Lee and spouse, Amanda Lee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mario A. Hernandez** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 102 on the Plan of Colewood Acres, Section 2 of record in Book 3700, page 135, Register's Office for said county.

SAID Lot No. 102 fronts 80.00 feet on the northerly margin of Suzanne Drive and extends back 135.2 feet on the easterly line and 148.9 feet on the broken westerly line to a broken line in the rear measuring 90.1 feet thereon.

BEING the same property conveyed to Dao Charousa Pha and wife, Arouny Charousapha by deed from David L. Gillem and wife, Betty B. Gillem of record in Book 6553, page 770, said Register's Office. By Quitclaim Deed of record in Book 7839, page 685, said Register's Office, subject property was conveyed to Doniel Lee and wife, Amanda Lee. The said Dao Charousapha being one and the same person as Doniel Lee and the said Aroung Charousapha being one and the same person as Amanda Lee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 135, said Register's Office, which Plan shows a 30 foot minimum building setback line from Suzanne Drive and a 10 foot easement for public utility and drainage purposes along the rear and westerly lines of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 184 Suzanne, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of January, 2002 .

Doniel Lee

Amanda Lee

State of TENNESSEE

County of WILLIAMSON

On this 25th day of January, 2002 , before me the undersigned authority, personally appeared **Doniel Lee Amanda Lee** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $124,400.00

Affiant

Sworn and subscribed before me this 25th day of January, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/23/2002