Box 34

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0201-60256

STATE OF TENNESSEE
COUNTY OF TENNESSEE
The actual consideration or value, whichever is greater, for this transfer is $ 89,900.00.

Kaye Jones
Affiant

Subscribed and sworn to before me, this 31st day of January, 2002.

Notary Public
My commission expires: 1-18-05

Davidson County DEEDWARR
Recvd: 02/12/02 14:08 2pgs
Fees:13.00 Taxes:332.63
20020212-0018620

MARK R. SHARBER NOTARY PUBLIC AT LARGE

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jorge Izaguirre<br>5838 Leslie Avenue<br>Nashville, TN 37209 | Right Mortgage Company<br>106-B West Hill Drive<br>Lebanon, TN 37087 | 091-10-0032.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melissa Lynn Veatch Christy, married, formerly known as Melissa Lynn Veatch Stacey,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jorge Izaguirre,** hereinafter called the Grantees, their successors 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. 63 on the Plan of the Subdivision of Lots 39 and 40 in the Division of B.F. Cockrill Farm, of record in Plat Book 332, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to E.V. Fisher and wife, Ruth Fisher, by deed from Nannie F. Parker, a widow, of record in Book 5068, Page 798, Register's Office for Davidson County, Tennessee; being further conveyed to Melissa Lynn Veatch Stacey, unmarried, by QuitClaim Deed from E.V. Fisher and wife, Ruth Fisher, of record in Book 10837, Page 896, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Melissa Lynn Veatch Christy and Melissa Lynn Veatch Stacey are one and the same person.

Michael Christy, husband of Melissa Lynn Veatch Christy, joins in the conveyance of this instrument for the purpose of conveying his marital interests, if any, he has in the property.

This property is improved property known as 5838 Leslie Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of January, 2002.

Melissa Lynn Veatch Christy

Melissa Lynn Veatch Christy

Michael Christy

Michael Christy

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa Lynn Veatch Christy and husband, Michael Christy, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, TN, this 31st day of January, 2002.

Angela A. Ramsey

Notary Public

My Commission expires 07/27/02

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 27, 2002