Davidson County DEEDWARR
Recvd: 02/12/02 15:33 2pgs
Fees:13.00 Taxes:332.63

20020212-0018733

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40579**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER
IS **$ 89,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **17th DAY OF JANUARY, 2002.**

Notary Public

MY COMMISSION EXPIRES: 7-20-03

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
SEAN THORNTON **701 Hite Street** **Nashville, Tennessee 37209**	ABN AMRO Mortgage Group Inc. P.O. Box 5064 Troy, Michigan 48084	**91-10-67** **12W-8300**

FOR AND IN 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, ASTER RUTIBABALIRA and husband, TATIANA KAMPORORO**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN THORNTON**

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:

Being Lot No. 88 on the Plan of Urbandale, Section 1, as of record in Book 1835, page 45, Register's Office for said County.

Said Lot fronts 57 feet on the west side of Hite Street, and runs back 127 feet on the north line and 95 feet on the south line to a dead line in the rear on which it measures 64.9 feet.

Being the same property conveyed to Aster Rutibabalira, married, by deed from Ronald P. Terry and wife, Frances D. Terry, of record in Book 10214, page 708, Register's Office for Davidson County, Tennessee. The said Tatiana Kampororo, husband of Aster Rutibabalira, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

This is improved property known as 701 Hite Street, Nashville, Tennessee 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 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 hands this 17h day of January, 2002.

ASTER RUTIBABALIRA

TATIANA KAMPORORO

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 ASTER RUTIBABALIRA and husband, TATIANA KAMPORORO, the bargainors, 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 Nashville, Tennessee, this the 17th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN