Bk 34

Davidson County DEEDWARR
Recvd: 02/20/02 14:59 1pgs
Fees:13.00 Taxes:442.15

20020220-0021786

WARRANTY DEED

HERNANDEZ-H02050

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

David J. Beard III
Affiant

Subscribed and sworn to before me this 15th DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
David DeJesus Hernandez and Rocio Rodriquez	Same	95-02-24
(NAME)	(NAME)	
233 Donelson Hills		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RIDGLEY N. ALLEN AND WIFE, DEBORAH BUTTS ALLEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID DEJESUS HERNANDEZ AND ROCIO RODRIQUEZ, hereinafter called the Grantee(s), their heirs and assigns, that 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. 110 on the Map of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 75 feet on the easterly side of Donelson Hills Drive and runs back 208.07 feet on the northerly line and 206.4 feet on the southerly line, to a dead line, in the rear on which it measures 75 feet.

Being the same property conveyed to Ridgely N. Allen and wife, Deborah Butts Allen by deed from Robert Flohr and wife, Ellen W. Flohr, dated November 24, 1997 and filed of record November 24, 1997 in Book 10695, Page 85, said Register's Office.

This is improved (X) property, known as 233 Donelson Hills, Nashville, Tennessee 37214
unimproved ( ) (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/our hand(s) this 15th day of February, 2002.

Ridgley N. Allen

Deborah Butts Allen

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 Ridgley N. Allen and wife, Deborah Butts Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he/she/they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Harmtage (city), TN (state), this 15th day of February, 2002.

Notary Public

My Commission Expires: _____

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN