Tile Book 8

Davidson County DEEDWARR
Recvd: 02/26/02 09:08 2pgs
Fees:13.00 Taxes:728.90

20020226-0024077

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40649**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
8th DAY OF FEBRUARY, 2002.

Notary Public

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 28, 2003 MMISSION EXPIRES:

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 #
DAVID H. OBEDALA and spouse, **5509 Hillview Drive** **Brentwood, TN 37027**	Suntrust Bank 201 Fourth Ave. N. 7th Floor Nashville TN 37219	**159-8-5** **OH 17012**

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, CHRISTOPHER L. TAPIA and souse, JENNIFER TAPIA** H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID H. OBEDALA and spouse, KELLY L. OBEDALA** 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. 67 on the Plan of Oak Hill Estates, Section III, as of record in Book 4860, Pages 3, 4 and 5, Register's Office for said County.

SAID Lot No. 67 fronts 248.06 feet on the west side of Hillview Drive and extends back 300.0 feet on the south line and 304.28 feet on the north line, which is a broken line, to a dead line, measuring 204.94 feet thereon.

BEING the same property conveyed to Christopher L. Tapia, by deed from Louis F. Tapia (one and the same person as Louis Florencio Tapia), of record in Book 10643, page 173, Register's Office for Davidson County, Tennessee. The said Jennifer Tapia, wife of Christopher L. Tapia, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ( )

This is improved (X) property, known as **5509 Hillview Drive, Brentwood, Tennessee 37027**

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 8TH DAY OF FEBRUARY, 2002.

X _____ X _____

CHRISTOPHER L. TAPIA **JENNIFER TAPIA**

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 CHRISTOPHER L. TAPIA and spouse, JENNIFER TAPIA, 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 8TH day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY