Davidson County DEEDWARR
Recvd: 03/11/02 10:02 2pgs
Fees:13.00 Taxes:499.50

20020311-0029936

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of March, 2002.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:

Juan Aguilar
523 McDonald Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 120-9-7

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip C. Cantrell and wife, Amanda S. Cantrell** hereinafter referred to as Grantors, hereby transfers and conveys to **Juan Aguilar and wife, Olinda Aguilar,** hereinafter referred to as Grantees, their heirs 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. 448 on the Plan of Glengarry Park, Section IV, as of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 448 fronts 132.0 feet on a curve on the northerly margin of McDonald Drive running back between lines measuring 263.5 feet on the easterly line, and 251.2 feet on the westerly line, to a dead line in the rear, on which it measures 22.0 feet.

Being the same property conveyed to Phillip C. Cantrell and wife, Amanda S. Cantrell by Deed from Mel Martinez, Secretary of Housing and Urban Development, of record in Instrument No. 20011109-0123386, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 2900, Page 72, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 1788, Page 349, Book 2796, Page 604, and in Book 3031, Page 42, Register's Office for Davidson County, Tennessee.

4. Any and all visible easements lying on or across the property.

5. Rights or claims of parties in possession not shown by the public records.

6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 523 McDonald Drive, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 5th day of March, 2002.

Phillip C. Cantrell

Amanda S. Cantrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip C. Cantrell and wife, and Amanda S. Cantrell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2002.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires MAR. 27, 2005

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