WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/02 13:13 2pgs
Fees:13.00 Taxes:386.65

20020321-0034922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Raul & Yonia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raul G. Garcia	Chase Manhattan Mortgage Corporation	148-5-169
(NAME)	(NAME)	
308 Leo Court	P O Box 78509	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Phoenix, AZ 85062-8509	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Terry W. Wims and wife, Shirley M. Wims, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raul G. Garcia and wife, Miriam T. Cortes, 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:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Haywood Acres, Section 1, of record in Book 2900, Page 17, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 70 feet on the northerly margin of Leo Court and extends back 241.9 feet on the northeasterly line and 267.2 feet on the southwesterly line to a line in the rear measuring 134.3 feet thereon.

BEING the same property conveyed to Terry W. Wims and wife, Shirley M. Wims, by Warranty Deed from Roy M. Butner, Jr. and wife, Donna T. Butner, of record in Book 4665, Page 944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 308 Leo Court, Nashville, TN 37211
(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 our hands this 19th day of March, 2002.

Terry W. Wims

Shirley M. Wims

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Terry W. Wims and wife, Shirley M. Wims, 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 19th day of March, 2002.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

