PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/22/02 10:34 2pgs
Fees:13.00 Taxes:30.34

20020422-0049318

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **April, 2002** between **VICTOR SOTO** , GRANTOR, and **DAVID O'RILEY** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **OLD HICKORY,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land and building in Davidson County, Tennessee, Being the approximate easterly one-third (1/3) of Lot 10, Block One (1), on the Plan of Dabbs and Elliotts Subdivision No. One, Old Hickory, Tennessee, as of record in Book 547, Page 97, said Register's Office for Davidson County, Tennessee. Said Lot Runs 120 feet in depth between parallel lines with the said building walls of approximately 8 inches (and the frontage between said 8 inch walls is approximately 15 and .4 inches) in thickness and each wall being the easterly and westerly boundary of the premises being conveyed herein excepting the land area at the rear or northerly end of said building which land area is included within the parallel depth lines of 120 feet. This said land and building is presently occupied by The Lakewood Flower and Gift Shop.

Being the same property conveyed to Victor P. Soto and wife, Jackie M. Soto, by deed from Rita Ashburn and husband, Hubert Lee Ashburn, of record in Book 7191, Page 799, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in Plat Book 547, Page 97; any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

VICTOR SOTO
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **VICTOR SOTO** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **April, 2002.**

Carmen Coats
Notary Public

My Commission Expires:_____

CARMEN COATS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES
03-29-05

Name and Address of Property Owner:

DAVID O'RILEY
OLD HICKORY BLVD
OLD HICKORY, TN 37138

Property Address:

OLD HICKORY BLVD
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Map 053
Parcel #: 99

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$8,200.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **April, 2002.**

Carmen Coats
Notary Public

My Commission Expires: _____

CARMEN COATS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES.
03-29-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076