Bk 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/02 13:08 2pgs
Fees:13.00 Taxes:347.80

20020503-0054665

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Maria C. Perez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2002

MARY R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gustavo Reyes (NAME)	Right Mortgage Company (NAME)	MAP 43-07
814 Anderson Lane (ADDRESS)	106-B West Hill Drive (ADDRESS)	PARCEL 33.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Brenda Rooker Ashworth and Julia Rooker Martin and Teena L. Foote and Randy Rooker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gustavo Reyes and Maria C. Perez

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 part of Tract 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 140 on the plan of the resubdivision of Tracts 1 and 13 of said Anderson Estates, not of record, and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

BEGINNING at a monument on the southwest corner of Thornton Avenue and McArthur Drive and running southwardly along the westerly margin of McArthur Drive 91.2 feet to a point; thence weswardly 150 feet with the dividing line of Lots Nos. 139 and 140 to a point of the common corners of Lots Nos. 139, 142, 141 and 140; thence northwardly 115 feet with the dividing line of Lots Nos. 140 and 141: thence eastwardly 130.33 feet along the southerly margin of Thornton Avenue to a monument; thence along a 20 degree radius 30.8 feet to the point of beginning.

Being the same property conveyed to Wilma Rooker by deed from Roger L. Jobe, a widow, of record in Book 4893, page 46, dated February 26, 1975, Register's Office for Davidson County, Tennessee. Wilma B. Rooker died on February 22, 2002 and hsuband Orbon K. Rooker died on February 27, 2002; therefore; by Affidavit as to Heirs of record in Instrument Number 20020409-0043220, said Register's Ofice, title vested in the sole heirs, Brenda Rooker Ashworth, Julia Rooker Martin, Susan Robnett, Teena L. Foote and Randy Rooker and by Quitclaim Deed of Susan Robnett to the Grantors herein of record in Instrument No. 20020409-0043221, Register's Office for Davidson County, TEnnessee

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

unimproved ( )
This is improved (X) property, known as 814 Anderson Lane, Madison, Tennessee 37115
(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 hand s this 30th day of April, 2002

John Ashworth by Brenda Ashworth, Att. in Fact
Brenda Rooker Ashworth
Brenda Rooker Ashworth

Teena L. Foote by Brenda Ashworth, Atty. in Fact
Teena L. Foote

Julia Rooker Martin
Julia Rooker Martin

Randy Rooker, By Randy Rooker, ATTY IN FACT
Randy Rooker

Tom Martin by Julia Martin, Atty in fact.

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 Brenda Rooker Ashworth and Julia Rooker Martin and ~~Teena~~ Foote and Randy Rooker

the bargainor s, 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 30th day of April, 2002.

Commission expires January 18, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 30th day of April, 2002, before me, the undersigned Notary Public, personally appeared Brenda Ashworth, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for John Ashworth and for Teena L. Foote, (A/K/A Teena Louise Foote, and acknowledged that she executed the same as the act of her principal(s) for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1/18/05
My commission expires

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 30th day of April, 2002, before me, the undersigned Notary Public, personally appeared Julia Martin, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Tom Martin, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1/18/05
My commission expires

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 30th day of April, 2002, before me, the undersigned Notary Public, personally appeared Randy Rooker, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Gale Rooker, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1/18/05
My commission expires:

Notary Public