Box:13

Davidson County DEEDWARR
Recvd: 05/06/02 11:32 2pgs
Fees:13.00 Taxes:458.43
20020506-0055219

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00.

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2002.

Elizabeth E. Triplett
Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

File # 3115

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:
Neil Cathey and Megan Cathey
3524 Country Way Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 150-080-074.00

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, **Juan A. Rodriguez-Sawao and Lucretia M Rodriguez-Sawao, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Neil Cathey, a married man,** hereinafter referred to as Grantee, his 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. 486 on the Plan of Section 5 Towne Village of the Country, of record in Book 6250, pages 783 & 784, Register's Office for County.

Said Lot No. 486 fronts 66.00 feet on the northerly margin of Country Way Road and extends back 161.49 feet on the westerly line and 90.00 feet on the easterly line to a diagonal line in the rear, measuring 97.29 feet thereon.

Being the same property conveyed to Juan A. Rodriguez-Sawao and Lucretia M. Rodriguez-Sawao, by Cash Deed from United States Department of Housing and Urban Development, of record in Book 9369, page 699, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 783 & 784, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5289, Page 687, Book 5456, page 511, Book 5635, page 545, Book 6767, page 456, Book 7402, page 980, and Book 7404, page 295, Register's Office for Davidson County, Tennessee.

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

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

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 GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 3524 Country Way Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 25th day of April, 2002.

Juan A. Rodriguez-Sawao

Juan A. Rodriguez-Sawao

Lucretia M. Rodriguez-Sawao

Lucretia M Rodriguez-Sawao

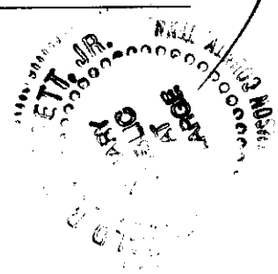
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juan A. Rodriguez-Sawao and Lucretia M Rodriguez-Sawao, husband and wife, 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 25th day of April, 2002.

Notary Public

My Commission Expires: 11/2/05



05113-BW