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

148-7
191

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **May, 2002** between **Sandra V. Haliburton, an unmarried woman** , GRANTOR, and **Esteban Diaz** [redacted], GRANTEE. an unmarried person

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 **Antioch,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 28-B on the Plan of Zone Division, Lots 18 & 21-30, Bakertown Gardens, Section 4, as of record in Book 6250, Page 462, and as amended in Book 6250, Page 747, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandra V. Haliburton, unmarried by Warranty Deed from Joseph C. Street, a married man, dated July 3, 1997 and recorded July 8, 1997 in Book 10521, Page 803, 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 appearing of record in Book 6250, page 462 and amended in Book 6250, page 747; Restrictions in Book 6602, page 113; any and all easements, right of ways, setback lines, building restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 06/04/02 09:49 2pgs
Fees:13.00 Taxes:251.60
20020604-0067211

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.

Sandra V. Haliburton
Signature of Seller

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

02TN0146B
Box 338

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sandra V. Haliburton, an unmarried woman** , 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 **24th** day of **May, 2002.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

Esteban Diaz ~~and [illegible]~~
122 Bakertown Road
Antioch, TN 37013

Property Address:

122 Bakertown Road
Antioch, TN 37013

Person Responsible for Taxes:

Volunteer Trust Mortgage Corporation
301 South Perimeter Park Dr. Ste. 120
Nashville, TN. 37211

Parcel #: 148-7-191

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 **$68,000.00** 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 **24th** day of **May, 2002.**

Notary Public

My Commission Expires:

~~RETURN TO~~:

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