Davidson County DEEDWARR
Recvd: 06/06/02 08:56 2pgs
Fees:13.00 Taxes:499.50

20020606-0068643

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$135,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|3rd DAY OF June, 2002.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/2/04
|(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pablo Quizhpe etux	1st National Bank of Arizona	Map 63.01
1400 Brannom Drive	7929 Westpark Ave, #100	Parcel 39
Madison, TN 37115	McLean, VA 22102	

For and in 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,

Bobby T. McElhiney and wife, Ann P. McElhiney

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Pablo Quizhpe and wife, Elisa Ortega

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 13 ON THE PLAN OF LAZY ACRE, AS OF RECORD IN BOOK 3500, PAGE 146, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF BRANNOM DRIVE AT THE CORNER OF LOTS 12 AND 13; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTERLY 161.6 FEET; THENCE NORTHERLY 188.5 FEET TO THE SOUTHERLY MARGIN OF NAWAKWA TRAIL; THENCE EASTERLY 160 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET SOUTHEASTERLY 39.27 FEET TO THE WESTERLY MARGIN OF BRANNOM DRIVE; THENCE WITH THE SAME SOUTHERLY 165 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BOBBY T. MCELHINEY AND WIFE, ANN P. MCELHINEY, AND MYRTLE MCELHINEY BY DEED FROM LEONARD D. BRANNOM AND WIFE, DOROTHY M. BRANNOM, DATED MAY 24, 1968, AND OF RECORD IN BOOK 4238, PAGE 296, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO BOBBY T. MCELHINEY AND WIFE, ANN P. MCELHINEY BY QUITCLAIM DEED FROM BOBBY T. MCELHINEY AND WIFE, ANN P. MCELHINEY AND MYRTLE MCELHINEY, UNMARRIED, DATED JULY 19, 1988, AND OF RECORD IN BOOK 7622, PAGE 561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3500, Page 146, Register's Office for Davidson County, Tennessee, including but not limited to a 40' minimum building setback line along the front and Northwesterly side of said lot, a 10' utilities and drainage easement along the rear of said lot, a 2½' X 25' utility anchor easement over the Easterly portion of said lot, and an easement for wire overhand across the Northeasterly line of said lot
3) Property is subject to Restrictive Covenants contained in Book 3909, Page 45, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1400 Brannom Drive, Madison, TN 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 3rd day of June, 2002.

Bobby T. McElhiney

Bobby T. McElhiney

Ann P. McElhiney

Ann P. McElhiney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bobby T. McElhiney and wife, Ann P. McElhiney, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

LORA K. WATTS
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires 8/2/04

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076