Davidson County DEEDWARR
Recvd: 06/07/02 11:17 2pgs
Fees:13.00 Taxes:350.76
20020607-0069593

BOX 2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,800.00

Nichole G. Sanders
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of May, 2002.

Notary Public

My Commission Expires: 3/18/2003

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003

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:
Horacio A. Jimenez and Marisela L. Jimenez
737 Greymont Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
Franklin American Mortgage Company
501 Corporate Centre Drive, #400
Franklin, TN. 37067

MAP-PARCEL NUMBERS:
120-050-075.00

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, **David E. VanSickle and wife, Laura B. VanSickle** hereinafter referred to as Grantors, hereby transfers and conveys to **Horacio A. Jimenez and wife, Marisela L. Jimenez** hereinafter referred to as 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 No. 112 on the Plan of Glencliff Estates, Section 2, of record in Plat Book 1130, Page 77 and 78, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Laura B. Wilt, unmarried, now known as Laura B. Van Sickle by Warranty Deed from Judy Johnston f/k/a Judy Frensley and husband, Leo V. Johnson, III of record in Book 9166, Page 774, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4373, Page 786, Register's Office for Davidson County, Tennessee.

Joint Driveway Agreement of record in Book 7089, Page 63, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 737 Greymont Drive, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** 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 **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 my hand this 30th day of May, 2002.

David E. VanSickle

Laura B. VanSickle

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 David E. VanSickle and wife, and Laura B. VanSickle, 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 30th day of May, 2002.

Notary Public

My Commission Expires: 11.22.05

NOTARY PUBLIC AT

05374-BP