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

Davidson County DEEDWARR
Recvd: 06/14/02 09:50 2pgs
Fees:13.00 Taxes:481.00

20020614-0072434

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **June, 2002** between **ROSEBANK MEADOWS SUBDIVISION, LLC** , GRANTOR, and **COSME QUIROA PEREZ and MARIA CONCEPCION GOMEZ, husband and wife** , GRANTEE.

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

Being Lot No. 8, as shown on the Plan Final Plat Rosebank Meadows-Phase One, as recorded in Plat Book 9700, Page 531, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Rosebank Meadows Subdivision, LLC, a Tennessee limited liability company, by deed from J. Terry Hunter and Don R. Cameron, III, of record in Instrument No. 20001005-0099367 and corrected by Deed of Correction in Instrument No. 20001128-0116633, 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); Restrictive Covenants of record in Book 10775, Page 805 and in Instrument No. 20011126-0128275; any and all matters in Plan of record in Plat Book 9700, Page 531; Right of way easement for Rosebank Avenue of record in Book 2739, Page 623; Right of way of record in Book 1236, Page 217; Charter of record in Instrument No. 20000925-0094945; TVA Transmission Line Easement of record in Book 6200, Page 899; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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.

Michael W. Calley

ROSEBANK MEADOWS SUBDIVISION, LLC
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared MICHAEL CALLEJA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be VICE PRESIDENT of ROSEBANK MEADOWS SUBDIVISION, LLC the within named bargainor, a corporation, and that he/she as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as VICE PRESIDENT

Witness my hand and seal, at office in NASHVILLE, this the **7th** day of **June, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

COSME QUIROA PEREZ and MARIA CONCEPCION GOMEZ
947 DALEBROOK LANE
NASHVILLE, TN 37206

Property Address:

947 DALEBROOK LANE
NASHVILLE, TN 37206

Person Responsible for Taxes:

NASHVILLE

Parcel #:

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 **$130,000.00** 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 **7th** day of **June, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

NOTARY PUBLIC AT LARGE

RETURN TO:

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

MY COMMISSION EXPIRES:
03-26-05