WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Boyer	Patricia Boyer	136-10-0-B-22.00 CO
(NAME)	(NAME)	
3512 Seneca Forest Drive	3512 Seneca Forest Drive	
(ADDRESS)	(ADDRESS)	
, TN	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Deirdre Dobbins-Sanchez Single Woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Boyer, married, 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:

A certain condominium apartment in Davidson County, Tennessee being Lot No. 45, Unit 45, on the plan of condominium site of Priest Lake Forest, Section Four, of record in Book 5200, page 573, as amended in Book 5200, page 574, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part herein by reference.

Being the same property conveyed to Deirdre Dobbins-Sanchez, a married person, by deed from Will Vick Braswell and wife, Joyce White Braswell, dated June 13, 1997, and recorded June 16, 1997, of record in Book 10493, page 939, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 3512 Seneca Forest Drive, Nashville, TN 37217
(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 my hand this 30th day of April, 2002.

Deirdre Dobbins-Sanchez

Davidson County DEEDWARR
Recvd: 06/19/02 11:10 2pgs
Fees:13.00 Taxes:299.70

20020619-0074084

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Christopher L. Treece, a Notary Public in and for said County and State, the within named the bargainor(s), Deirdre Dobbins-Sanchez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of Apr. (, 2002.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

