SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2002.

Notary Public

My Commission Expires: 11.W.06

# 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:
Carlos Moreno and Juana G. Moreno
3935 Creekside Drive
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 07/02/02 13:58 2pgs
Fees:13.00 Taxes:370.00
20020702-0079513

SEND TAX BILLS TO:
Homecomings Financial Network, Inc.
6525 Morrison Blvd., Suite 333
Charlotte, NC 28211

MAP-PARCEL NUMBERS:
148-130-044.00

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, **Charles W. Richards, a married man*** hereinafter referred to as Grantors, hereby transfers and conveys to **Carlos Moreno and wife, Juana G. Moreno** 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:

BEING Lot Number 64 on the Plan of Section Five, Locustwood, of record in Plat Book 2663, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Richards by Quitclaim Deed from Dayna Richards of record in Book 10792, Page 19, Register's Office for Davidson County, Tennessee. Said property was conveyed to Charles W. Richards by deed from Jack C. Johnson, unmarried, of record in Book 9555, Page 716, said Register's Office.

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 2663, Page 43, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage of record in Book 6335, Page 774, Register's Office for Davidson County, Tennessee.

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.

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

* Jessica J. Richards, wife, of Charles W. Richards, joins in this instrument to convey any and all marital interest she has in said property.

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 3935 Creekside Drive, Nashville, Tennessee 37211.

**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 28th day of June, 2002.

**Charles W. Richards**

Jessica J. Richards by Attorney in Fact

**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 Charles W. Richards, a married man, 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 28th day of June, 2002.

Notary Public

My Commission Expires: 11.22.05

**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 Charles W. Richards, with whom I am personally acquainted and who proved himself to be the attorney in fact of Jessica J. Richards and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2002.

Notary Public

My Commission Expires: 11-22-05