Bt 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgilio Ruben Dubon and Mayra E. Matias	~~Wright Mortgage~~ Same	Map 52-5-0
(NAME) 308 Emmett Avenue	(NAME)	Parcel 061.00
(ADDRESS) Madison TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KERRY J. RICHARDSON AND WIFE, TAMMY A. RICHARDSON**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **VIRGILIO RUBEN DUBON AND MAYRA E. MATIAS**, 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 all of Lot No. 30 on the plan of Revised Plan of Madison Park Subdivision, Block I as shown by plat appearing of record in Plat Book 843, page 7, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kerry J. Richardson and wife, Tammy A. Richardson by Warranty Deed of record in Book 9541, page 829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
This conveyance is subject to Sewer and/or Storm Drainage Easement of record in Book 8777, page 432; and, any and all matters as shown on plat of record in Plat Book 843, page 7; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 308 Emmett Avenue, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 07/22/02 15:04 2pgs
Fees:13.00 Taxes:336.70
20020722-0087870

Witness our hands this 17th day of July, 2002.

Kerry J. Richardson

Tammy A. Richardson

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Kerry J. Richardson and wife, Tammy A. Richardson who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of July, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076