BOX #14A
G#15301-2

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/26/02 08:29 2pgs
Fees:13.00 Taxes:592.00



20020726-0089600

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Manuel S. Valenzuela	SUNTRUST MORTGAGE, INC.	MAP 172-03-0-B
(NAME)	(NAME)	
761 East Woodlands Trail	P. O. Box 79041	PARCEL 029.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21379-0041	[FB #06DU-83010]
(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~~, I, Candi Harvey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manuel S. Valenzuela, unmarried

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 Lot No. 29 on the Plan of The Woodlands, Phase 2, a Planned Unit Development, as of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Candi Harvey, unmarried, by Warranty Deed from Andrew Adams, unmarried, of record in Book 11008, Page 955, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7304, Page 109, in Book 7408, Page 250, and as amended in Book 7516 Page 37, in Book 8464, Page 463, in Book 8622, Page 390, and re-recorded in Book 8634, Page 224, said Register's Office; By-Laws of record in Book 7334, Page 149, and in Book 7408, Page 289, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Candi Harvey pursuant to a Power of Attorney executed by her on the 12th day of July, 2002, of record

CONTINUED

unimproved ( )
This is improved (X) property, known as 761 East Woodlands Trail, Nashville, TN 37211
(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 25th day of July, 2002

Candi Harvey

BY: Jennifer McFalls, attorney in fact

Jennifer McFalls, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of July, 2002, before me personally appeared JENNIFER McFALLS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CANDI HARVEY and acknowledged that she executed the same as the free act and deed of said CANDI HARVEY.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: 5/30/04

Notary Public

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE COMMISSION EXPIRES

LEGAL DESCRIPTION CONTINUATION

under Instrument No. 20020726-0089599, said Register's Office.