WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/02 14:48 2pgs
Fees:13.00 Taxes:301.55

20020802-0092982

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 2002

Notary Public

MY COMMISSION EXPIRES: 01-28-03 (AFFIX SEAL)

NOTARY PUBLIC LARGE SEVIER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nyamekye R. Jackson (NAME)	SunTrust Bank (NAME)	MAP 050-11-0
3625 Chesapeake Drive (ADDRESS)	P O Box 305110, 7th Floor (ADDRESS)	PARCEL 165.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Mundaca Financial Services, LLC , a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nyamekye R. Jackson

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. 36, on the Plan of Timberwood Estates, Section 4, as of record in Book 6900, page 228, Register's Office for Davidson County, Tennessee, to which plan reference is ehreby made for a more complete and accurate legal description.

BEING the same property conveyed to Mundaca Financial Services, LLC by Successor Trustee's Deed from G. Miller Hogan, II, Successor Trustee of record at Instrument No. 20010510 0048475, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3625 Chesapeake Dr., Nashville, TN 37207
(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 29th day of July 2002

Mundaca Financial Services, LLC, a Tennessee Limited Liability Company
By:

Gail Wetzel, Secretary/Vice President (Authorized Agent)

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, 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 _____, _____.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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 corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, _____.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAIL WETZEL with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that she is the Sec., Vice President of MUNDACA FINANCIAL SERVICES, LLC, a Tennessee limited liability company, and that she, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said MUNDACA FINANCIAL SERVICES, LLC, by signingher name as such Sec., Vice President.

Witness my hand and official seal at office, this the 29th day of July, 2002.

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Annette Maples
Notary Public

My Commission Expires: 01-28-03