Bk 34

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by J. GUADALUPE DOMINGO DIAZ, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, JAMES MICHAEL MAITLAND, have bargained and sold, and by these presents do transfer and convey unto the said J. GUADALUPE DOMINGO DIAZ, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot. No. 10 on the Plan of Peppertree Forest, Section 1, Revised, as of record in Book 6900, Pages 973, 974 & 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James Michael Maitland by Successor Trustee's Deed from Stone, Higgs & Drexler, P.C., Successor Trustee of record in Instrument No. 20020807-0094941, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said J. GUADALUPE DOMINGO DIAZ, his heirs and assigns, forever. And I do covenant with the said J. GUADALUPE DOMINGO DIAZ, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said J. GUADALUPE DOMINGO DIAZ, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 15th day of August, 2002.

James Michael Maitland
JAMES MICHAEL MAITLAND

Davidson County DEEDWARR
Recvd: 08/20/02 14:19 2pgs
Fees:13.00 Taxes:329.30
20020820-0100670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES MICHAEL MAITLAND,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 15th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $89,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 15th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 1-18-05

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

MAP 165-13
PARCEL 3.00

ADDRESS OF NEW OWNERS:
J. GUADALUPE DOMINGO DIAZ
4716 Greystone St
Antioch, TN 37013

SEND TAX BILLS TO:
Same