Box 34

Davidson County DEEDWARR
Recvd: 09/24/02 11:29 2pgs
Fees:13.00 Taxes:436.60
20020924-0116378

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41175**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 118,000.00.**

John P. Hyland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **15th DAY OF AUGUST, 2002.**

Notary Public

MY COMMISSION EXPIRES: 8-05

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ERIC COMACHO **329 Eulala Circle** **Nashville, TN 37211**	Same	**162-05-0-261.00**

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 **WE, JOHN P. HYLAND and wife, KATHLEEN M. HYLAND**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC COMACHO**

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. 138 on the Plan of Section 3, Hickory Valley Subdivision, as of record in Plat Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John P. Hyland and wife, Kathleen M. Hyland by deed from Erwin A. Horton, Jr., and wife, Peggi L. Horton, of record in Book 9473, page 45, and re-recorded in Book 9488, page 833, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as **329 Eulala Circle, 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 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 OUR HANDS THIS 15th DAY OF AUGUST, 2002

John P. Hyland
JOHN P. HYLAND

Kathleen M. Hyland by Allen D. Mayo AIF
KATHLEEN M. HYLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN P. HYLAND, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of August, 2002.

NOTARY PUBLIC

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 1-18-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of August, 2002, before me personally appeared ALAN D. MAZER, to me known to be the person who executed the foregoing instrument in behalf of KATHLEEN M. HYLAND , as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said KATHLEEN M. HYLAND, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of August, 2002.

NOTARY PUBLIC

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 1-18-05