Davidson County DEEDWARR
Recvd: 09/26/02 14:02 2pgs
Fees:13.00 Taxes:518.00

20020926-0117475

THIS INSTRUMENT PREPARED BY:
The Home Closing Company, Inc.
214 Centerview Drive, Suite 225
Brentwood, Tennessee 37027

ADDRESS NEW OWNER AS FOLLOWS:
Efrain O. Riera
1536 Joe Pyron Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
Bank of America
Q06 S. College St
Charlotte, NC 28255

MAP-PARCEL NOS.
Map No. 53
Group 09
Parcel No. 64

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Broderick P. Bayless and wife, Desiree A. Singleton-Bayless**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Efrain O. Riera and wife, Sandra Riera**, hereinafter called the Grantee, their heirs, representatives and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 67 on the Plan of KIMBOLTON, PHASE II, a Planned Unit Development, of record in Plat Book 6900, pages 792, 793 and 794, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Broderick P. Bayless and wife, Desiree A. Singleton-Bayless, by deed from Randall Phillips Builders, Inc., a Tennessee Corporation, of record in Book 9123, page 942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to for the year 2002 and subsequent years and all matters of record including restrictions, easements, declarations, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1536 Joe Pyron Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of September, 2002.

Broderick P. Bayless

Desiree A. Singleton-Bayless

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 Broderick P. Bayless and Desiree A. Singleton-Bayless, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal, this 16th day of September, 2002.

NOTARY PUBLIC

CHRISTOPHER M. COR... NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TEN...

My Commission Expires: June 18th, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me this
16th day of September, 2002.

Notary Public

CHRISTOPHER M. COR... NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TEN...

My commission expires: 6/18/05