Box 14-A
15447-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/02 09:16 2pgs
Fees:13.00 Taxes:623.45

20021008-0122267

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID J. DIAZ-BARRIGA	CHOICE ONE MORTGAGE, LLC	MAP 062-13,
(NAME)	(NAME)	
1410 East Riverwood Drive	639 E Main Street, B-106	PARCEL 005
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Hendersonville, TN 37075	
(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, DAVID R. THOMASON AND WIFE, MINDY R. THOMASON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID J. DIAZ-BARRIGA AND WIFE, CAROLINE DIAZ-BARRIGA

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 part of Lot No. 31 on the Map of Riverwood Subdivision, as of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made May 15, 1937, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the southerly margin of an unnamed Avenue, now called East Riverwood Drive, as widened, 200 feet East of the easterly margin of an unnamed Street; thence, South 6 degrees 30' East 175 feet to a stake; thence, easterly 114.5 feet to a stake; thence, northerly 176 feet to the southerly margin of the first mentioned unnamed Avenue, or East Riverwood Drive; thence, with the margin of the same westerly 95 feet to the BEGINNING.

BEING the same property conveyed to David R. Thomason and wife, Mindy R. Thomason, by Deed from Billy McDonald Starnes and wife, Rosemary T. Starnes, of record in Book 10623, Page 964, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1410 East Riverwood Drive, Nashville, TN 37216
(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 our hand s this 7th day of October, 2002

David R. Thomason
DAVID R. THOMASON

Mindy R. Thomason
MINDY R. THOMASON

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 DAVID R. THOMASON AND WIFE, MINDY R. THOMASON

the bargainor S, 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 for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 7th day of October, 2002.

Commission expires 4/10/05

Notary Public

NOTARY PUBLIC AT LARGE

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