Davidson County DEEDWARR
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Fees:13.00 Taxes:413.66

20021010-0124033

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires June 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,800.00.

Tracy D. Caffrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Tarango and Erika Tarango	RBC Mortgage Co.	Map: P/O 182-12.00
(NAME)	(NAME)	Parcel:
7806 Rainey Drive	440 North Orleans	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Chicago, IL. 60610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, THOROUGHBRED CONSTRUCTION, LLC A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MIGUEL TARANGO AND ERIKA TARANGO, 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 all of Lot No. 59, Final Plat, Section One, Old Hickory Hills, as shown by plat appearing of record as Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Thoroughbred Construction, LLC, a Tennessee limited liability company, by Warranty Deed of record as Instrument No. 20011127-0128909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; Storm Water Detention Agreement of record in Instrument No. 20010306-0021333; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107214; Charter of record in Instrument No. 20020123-0009417; and, any and all matters as shown on the plan of record in Instrument No. 20011023-0115382; all in the Register's Office for said County.

Unimproved ( )
This is improved (x) property, known as 7806 Rainey Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 1st day of October, 2002.

Thoroughbred Construction, LLC a Tennessee limited liability company

BY: _____
Member

ATTEST:

_____
Secretary

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven M. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary and Member of Thoroughbred Construction, the within named bargainor, a corporation, and that he as such Secretary and Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary and Member.

Witness my hand and official seal, this 30th day of September, 2002.

Tina Nichols

Notary Public

My Commission Expires: _____

(SEAL)

TINA NICHOLS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires
June 28, 2004

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217