07

Realty Title
48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/02 09:51 2pgs
Fees:13.00 Taxes:442.15
20021021-0128702

NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN
MY COMMISSION EXPIRES NOVEMBER 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 2002

Notary Public

MY COMMISSION EXPIRES: 11/30/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Senia Rosaura Santos (NAME)	Professional Mortgage Group (NAME)	MAP 150-03
3428 Timber Trail (ADDRESS)	1535 W. Northfield Blvd., #1 (ADDRESS)	PARCEL 31
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Deborah A. Mouser and W. Matthew Gardner, III and Rebekah R. Drace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Senia Rosaura Santos and Ana M. Santos, as tenants in common with rights of survivorship

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. 17 on the Plan of The Country, Section 2, of record in Book 5050, page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Willie M. and Joan A. Gardner by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8307, page 427, said Register's Office. Willie M. Gardner died vesting title solely in Joan A. Gardner. Joan A. Gardner has since died. Deborah A. Mouser, W. Matthew Gardner, III and Rebecca R. Drace are the devisees under the Will of Joan A. Gardner of record in Will Book 2740, page 502931, 7th Circuit Court of Davidson County, Tennessee, Probate Division. Rebecca R. Drace is the same person as Rebekah R. Drace.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5050, page 40, said Register's Office; and (c) restrictive covenants of record in Book 5111, apge 606, Book 6644, page 339, Book 6764, page 735, Book 6865, page 796, Book 7329, page 209, Book 7402, page 977 and Book 7404, page 292, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3428 Timber Trail, Antioch, Tennessee 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 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 27th day of September, 2002

s Deborah A. Mouser
Deborah A. Mouser

s Rebekah R. Drace
Rebekah R. Drace by Deborah A. Mouser, Attorney in Fact

s W. Matthew Gardner III
W. Matthew Gardner, III by Deborah A. Mouser, Attorney in Fact

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 Deborah A. Mouser

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2002.

Commission expires _____

Notary Public

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, and corporation, 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 corporation, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2002, before me personally appeared Deborah A. Mouser, to me known to be the person who executed the foregoing instrument on behalf of W. Matthew Gardner, III and Rebekah R. Drace, and who acknowledged that she executed the same as the free act and deed of W. Matthew Gardner, III and Rebekah R. Drace.

Witness my hand and seal this 27th day of September, 2002.

Notary Public