48A
Realty Title 06

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/13/02 14:34 2pgs
Fees:13.00 Taxes:290.45

20021113-0140762

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $78,500.00

Affiant

Subscribed and sworn to before me, this 5th day of November, 2002.

Notary Public
My commission expires: 03/28/04

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Javier G. Jimenez 5131 Hunters Point Lane Hermitage TN 37076	Prime Mortgage USA Inc.	098-05-0-183.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sheila McFadden, now Robbins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Javier G. Jimenez, hereinafter called the Grantees, their successors 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. 48 B on the plan of Zone Lot Division of Lots 23, 27, 28 and 48 Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, as amended in Plat Book 6900, Page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Said Lot No. 48 B fronts 37.07 feet on the northerly margin of Hunter's Point Lane and extends back 231.99 feet on the westerly line and 216.28 feet on the easterly line to a dead line in the rear, measuring 54.92 feet thereon.
>
> Being the same property conveyed to Sheila McFadden, married, by deed from Shana R. Dwyer, dated 11/20/98 of record in Book 11221, Page 888, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5131 Hunters Point Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of November, 2002.

Sheila McFadden Robbins

STATE OF GEORGIA
COUNTY OF Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sheila McFadden Robbins, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Martinez, GA, this 5 day of November, 2002.

Notary Public

My Commission expires MY COMMISSION EXPIRES MAY 13, 2005