Davidson County DEEDWARR
Recvd: 11/25/02 09:33 2pgs
Fees:13.00 Taxes:331.15

20021125-0145823

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $89,500.00

X Ana Silvia Leos
Affiant

Subscribed and sworn to before me, this 20th day of November, 2002.

Notary Public

My Commission Expires: My Commission Expires MAR. 27, 2005

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address New Owner As Follows:
Ana Silvia Leos and Alicia Leos Moreno
809 Irma Drive
Antioch, TN 37013

Send Tax Bills To:
Right Mortgage Co.
100-B West Hill Dr.
Lebanon, TN 37087

Map-Parcel Number:
148-16-23.00

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC S. PETERSON AND WIFE, JOYCE PETERSON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ANA SILVIA LEOS AND ALICIA LEOS MORENO,** both unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Debra Heights, Section II, of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 122.59 feet on the southerly side of Irma Drive and runs back 131.14 feet on the westerly line and 111.92 feet on the easterly line to a dead line in the rear measuring 51.79 feet thereon.

Being the same property conveyed to Eric S. Peterson and wife, Joyce Peterson by deed from Ruth East, a widow, of record in Book 7580, page 498, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, which have been paid at closing and prorated between the parties hereto.

2. Matters shown on the Plan of record in Book 3700, page 39, Register's Office for said County.

This is improved property known as 809 Irma Drive, Antioch, TN 37013.

**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 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 further covenant and bind ourselves, our 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 person whomsoever.

**WITNESS** our hands this 20th day of November, 2002.

Eric S. Peterson

Joyce Peterson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC S. PETERSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 20th day of November, 2002.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOYCE PETERSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 20th day of November, 2002.

Notary Public

My Commission Expires: 10/25/03