Davidson County DEEDWARR
Recvd: 11/25/02 10:53 2pgs
Fees:13.00 Taxes:693.75

20021125-0145890

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41482** File Box "7"

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$187,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **22nd DAY OF NOVEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MICHELLE McDONALD	**S A M E**	**115-2-124**
996 Windrowe Drive		**8DZ 66756**
Nashville, TN 37205		

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 **We, ANA L. MORA and husband, MAURICIO ROJAS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE McDONALD**

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. 1 on the Plan of 2nd Addition to West Meade Hills, as of record in Plat Book 4460, Page 178, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ana L. Mora and Mauricio Rojas, Husband and Wife, as Joint Tenants by the Entireties, by Warranty Deed from Raymond F. Phelan and wife, Jeannie A. Phelan of record in Book 11409, Page 223, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **996 Windrowe Drive, Nashville, Tennessee 37205**

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 HANDS THIS 22ND DAY OF NOVEMBER, 2002

Ana L. Mora by Janet S. Mayo AIF

ANA L. MORA

MAURICIO ROJAS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 22nd day of November, 2002, before me personally appeared ALAN D. MAZER to me known to be the person who executed the foregoing instrument in behalf of ANA L. MORA, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ANA L. MORA, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 2002.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MAURICIO ROJAS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 2002.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004