Davidson County DEEDWARR
Recvd: 12/03/02 16:17 2pgs
Fees:13.00 Taxes:334.85
20021203-0148914

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of November, 2002.

Notary Public

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peggy J. Hanson
605 Jay Court
Nashville, Tennessee 37210

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane, Suite 100
Virginia Beach, VA 23462

MAP-PARCEL NUMBERS:
119-06-356

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Perpetuo E. Velasquez and wife, Cathy D. Velasquez** hereinafter referred to as Grantors, hereby transfers and conveys to **Peggy J. Hanson** hereinafter referred to as 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. 38, on the Plan of Rosewood Estates, Section 2, of record in Book 4955, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 45.13 feet along the easterly margin of Jay Court, and runs back between lines 111.72 feet on the southerly line, and a total of 148.33 feet along a broken line with two segments on the northerly side, to a line in the rear on which it measures 100.00 feet.

Being the same property conveyed to Perpetuo E. Velasquez and wife, Cathy D. Velasquez by Deed from Larry D. Creson and Marsha R. Creson of record in Book 6670, page 373, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5110, Page 595, Book 5176, page 649, amendment in Book 5264, page 398, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 605 Jay Court, Nashville, Tennessee 37210.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of November, 2002.

**Perpetuo E. Velasquez**

**Cathy D. Velasquez**

**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 Perpetuo E. Velasquez and wife, and Cathy D. Velasquez, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 1/12/05

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