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Davidson County DEEDWARR
Recvd: 12/09/02 15:00 2pgs
Fees:13.00 Taxes:453.25
20021209-0151579

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
4809 Peppertree Drive
Antioch, TN 37013

SEND TAX BILLS:
Same

Map 176, 01, Parcel 73.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Don R. McRobie and wife, Rachel L. McRobie** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto Eluvenay Cruz-Magana & Sergio Castillo the following described property to wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Peppertree Forest, Section 16 ofrecord in Plat Book 8250, page 195, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to **Don R. McRobie and wife, Rachel L. McRobie** by deed from **Kevin L. Baye and wife, Caren E. Baye** of record in Record Book 11647, page 716, Register's Office for Davidson County, Tennessee.

Taxes for 2002 are to be prorated and paid by the Grantees named herein.

This is improved property known as:
4809 Peppertree Drive, Anitoch, Tennessee 37013

Said conveyance is made subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8757, page 607, Register's Office for Davidson County, Tennessee; subject to By Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee; subject to Charter of Homeowner's Association of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee; and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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 the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further

covenant and bind themselves, their heirs and/or 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 persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 25th day of July, 2002.

BY: Don R. McRobie
DON R. MCROBIE

BY: Rachel L. McRobie
RACHEL L. MCROBIE

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Don R. McRobie and wife, Rachel L. McRobie**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 25th day of July, 2002.

Janet L. Anderson
NOTARY PUBLIC
State of Kansas
MY APPT. EXPIRES 6-24-03

NOTARY PUBLIC

(SEAL)
My Commission Expires:
6/24/03.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 122,500.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of November, 2002.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
1/18/05.

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

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June 27, 2002 (10:47am)