WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/02 14:55 2pgs
Fees:13.00 Taxes:406.63

20021211-0153039

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 109,900.00

Luis Coreas.
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF DECEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Luis Coreas and Vilma Coreas	Bank of America	MAP: 162-11-0
649 Roxanne Drive	P.O. Box 1675	Parcel: 38
Antioch, TN 37013	Coraopolis, PA 15108	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID E. CHILTON AND WIFE, PATRICIA A. CHILTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LUIS COREAS AND VILMA COREAS, UMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 649 Roxanne 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 4th day of December, 2002.

David E. Chilton

David E. Chilton

Patricia A. Chilton

Patricia A. Chilton

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, David E. Chilton and Patricia A. Chilton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 4th day of December, 2002.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Section 5 Whittemore Valley, of record in Book 6250, page 904, Register's Office for said County.

Said Lot No. 86 fronts 90.0 feet on the southerly margin of Roxanne Drive and extends back 113.32 feet on the easterly line and 122.29 feet on the westerly line to a dead line in the rear, measuring 96.33 feet thereon.

Being the same property conveyed to David E. Chilton and wife, Patricia A. Chilton by Warranty Deed from Piedad Diaz, unmarried recorded in Book 8485, page 10, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

*** For purposes of clarification Piedad Diaz took title to this property with her husband, Pablo D. Diaz as tenants by the entirety of record in Book 6997, page 441, Register's Office for Davidson County, Tennessee. Pablo D. Diaz since died on August 21, 1990. On October 25th 1991, Piedad Diaz sold the property to David E. Chilton and wife, Patricia A. Chilton in Book 8485, page 10, Register's Office for Davidson County, Tennessee - that warranty deed does not make reference to the death of Pablo D. Diaz.