Davidson County DEEDWARR
Recvd: 12/30/02 09:44 2pgs
Fees:13.00 Taxes:304.88
20021230-0161670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,400.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of December, 2002.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires MAR. 27, 2005

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:
Tanya E. Amaya
232 Clipper Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Washington Mutual Bank, FA
P.O. Box 25064
Santa Ana, CA 92799

MAP-PARCEL NUMBERS:
148.15-0-225.00

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, **Dale Hire, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Tanya E. Amaya** 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. 31 on the Plan of Section 6, Apache Hills, of record in Book 5200, page 173, Register's Office for Davidson County, Tennessee.

Lot No. 31 fronts 80.07 feet on the southwesterly margin of Clipper Court and extends back 127.85 feet on the southeasterly line of and 120.29 feet on the northwesterly line to a dead line in the rear, measuring 60.34 feet thereon.

Being the same property conveyed to Dale Hire by Substitute Trustee's Deed from I. Dyke Tatum of record in Instrument No. 2002 011600 06524, 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 5200, Page 173, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4179, Page 951, Book 4215, page 268, Book 4221, page 190, Book 4225, page 657, Book 4361, page 162, Book 4454, page 301, Book 4564, page 724, Book 5040, page 357, Book 5449, page 535, 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 currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 232 Clipper Court, Nashville, Tennessee 37211.

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 26th day of December, 2002.

Dale Hire

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 Dale Hire, 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 26th day of December, 2002.

Notary Public

My Commission Expires: _____

07081-BP