Davidson County DEEDWARR
Recvd: 01/14/03 15:26 3pgs
Fees:18.00 Taxes:677.10

20030114-0005943

WARRANTY DEED

THIS INDENTURE, made and entered into on this 3rd day of January, 2003 by and between **YVONNE R. MONTES*** party of the first part and *unmarried,

LINDA CARAPELLUCCI, a single woman
party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part of the following described real estate, situated and being in the County of **DAVIDSON**, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate: that they have a good right to sell and convey the same; that the same is unencumbered, except as set forth above and except for 2003 **DAVIDSON** County real estate taxes not yet due and payable which party of the second part assumes and agrees to pay and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Yvonne R Montes
YVONNE R. MONTES

STATE OF Tennessee COUNTY OF Marshall

Personally appeared before me, a Notary Public in and for said State and County, **YVONNE R. MONTES** the within named bargainor, 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, at office, this 10th day of September, 2002.

Shirley A. Greaves
Notary Public

My Commission Expires: 1/29/05

SHIRLEY A. GREAVES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 129 ON THE PLAN OF FIRST REVISION, PHASE ONE, SECTION FOUR, TOWNHOMES OF FREDERICKSBURG, OF RECORD IN PLAT BOOK 9700, PAGE 648, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO YVONNE R. MONTES BY DEED FROM ALISON J.M. SARGENT, UNMARRIED, DATED MAY 17, 2000, RECORDED MAY 22, 2000, OF RECORD IN INSTRUMENT NO. 200005220050972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SIGNED FOR IDENTIFICATION:

Yvonne R Montes

YVONNE R. MONTES

(FOR RECORDING DATA ONLY)

Property Address:
641 OLD HICKORY BOULEVARD, #411,
BRENTWOOD, TENNESSEE 37027

Mail Tax Bill to:

(Person or Agency responsible for payment of taxes)
NEW OWNER

I, or we, hereby swear or affirm that to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $183,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of January, 20 03.

Notary Public

My Commission Expires: 4/16/06

Map 171-03-0 Group B
Parcel Number: 189.00 CO

Property Owner:
Linda Carapellucci
641 Old Hickory Boulevard, #411
Brentwood, TN 37027

This instrument prepared by:
Beadles, Newman and Lawler
3500 Hulen Street
Fort Worth, Texas 76107

TG #

Return to:

B:3271
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

