WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

June A. Nobrega
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June A. Nobrega	Bank of America, N.A.	50-14-204
(NAME)	(NAME)	
3215 Sennadale Lane	200 S. College Street	12DZ31425
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fitzroy E. Willabus and wife, Hyacinth Willabus, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO June A. Nobrega and Gloria Nobrega, both unmarried, as tenants in common with the right of survivorship HEREINAFTER CALLED THE 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. 277 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Fitzroy E. Willabus and wife, Hyacinth Willabus as tenants by the entirety by deed from Dilon S. Willabus, a single person of record in Book 7909, page 9, Register's Office, Davidson County, Tennessee.

Subject to any and all existing easements and/or restrictions of record.

Adrian C. Willabus executed this instrument on behalf of Fitzroy E. Willabus and Hyacinth Willabus pursuant to a Power of Attorney of record in Instrument No. 20030203 0014721, Register's Office, Davidson County, Tennessee.

Hyacinth Willabus and Hyacinth A. Willabus being one and the same person.

unimproved ☐

This is improved ☒ property, known as 3215 Sennadale Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 30th day of January, 2003.

Fitzroy Willabus
Fitzroy E. Willabus

By:
Adrian C. Willabus, Attorney-in-fact

Hyacinth Willabus
Hyacinth Willabus

By:
Adrian C. Willabus, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 02/03/03 15:16 2pgs
Fees:13.00 Taxes:333.00
20030203-0014722

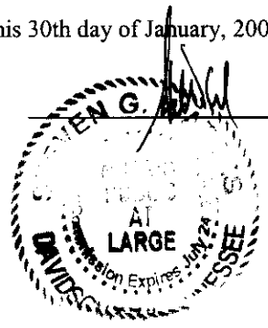
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adrian C. Willabus with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Fitzroy E. Willabus and wife, Hyacinth Willabus as their Attorney in Fact as the free act and deed of the within named Fitzroy E. Willabus and wife, Hyacinth Willabus.

Witness my hand and official seal at Goodlettsville, Tennessee this 30th day of January, 2003.

Commission expires:



Notary Public