Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/03 14:42 2pgs
Fees:13.00 Taxes:299.70

20030310-0031248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: January 16, 2005
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Arturo Vaquerano (NAME)	Right Mortgage Company (NAME)	MAP 43-11
208 Scalf Drive (ADDRESS)	106-B West Hill Drive (ADDRESS)	PARCEL 4.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Tina Nguyen

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

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 part of Tract No. 13 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 162 on the plan of the subdivision of tracts Nos. 1 and 13 of said Anderson Estates, not of record, descsribed according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

BEGINNING at a point on the easterly margin of Scalf Drive, which point is located 198.1 feet south from a concrete marker at the intersection of Scalf Drive and Roosevelt Avenue; thence easterly and parallel with Roosevelt Avenue with the dividing line between Lots 161 and 162, 159.7 feet to the common corner of Lots Nos. 161, 162, 118 and 119; thence southerly and with the dividing line between Lots Nos. 117, 118 and 162, 100 feet to the common corner of Lots Nos. 162, 163, 116 and 117; thence westerly with the dividing lines between Lots Nos. 162, and 163 and parallel with the southerly margin of Roosevelt Avenue, 158.4 feet to the easterly margin of Scalf Drive; 100 feet to the point of beginning.

For source of title reference is made to Book 9814, Page 590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

unimproved ( )
This is improved (X) property, known as 208 Scalf Drive, Madison, Tennessee 37115
(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 my hand this 28th day of February, 2003

Tina Nguyen

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 Tina Nguyen

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2003

Commission expires January 18, 2005

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public