#5186
Box 13

Davidson County DEEDWARR
Recvd: 04/10/03 12:04 2pgs
Fees:13.00 Taxes:539.83
20030410-0047726

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2003
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. & Virginia L. Blood 1400 Brannon Drive Madison, TN 37115	Columbia National Inc. 7142 Columbia Gateway Columbia MD 21046	Map 63.01 Parcel 39.00

For and in 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,

Pablo Quizhpe and wife, Elisa Ortega

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David C. Blood and wife, Virginia L. Blood

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 13 ON THE PLAN OF LAZY ACRE, AS OF RECORD IN BOOK 3500, PAGE 146, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF BRANNOM DRIVE AT THE CORNER OF LOTS 12 AND 13; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTERLY 161.6 FEET; THENCE NORTHERLY 188.5 FEET TO THE SOUTHERLY MARGIN OF NAWAKWA TRAIL; THENCE EASTERLY 160 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET SOUTHEASTERLY 39.27 FEET TO THE WESTERLY MARGIN OF BRANNOM DRIVE; THENCE WITH THE SAME SOUTHERLY 165 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PABLO QUIZHPE AND WIFE, ELISA ORTEGA BY DEED FROM BOBBY T. MCELHINEY AND WIFE, ANN P. MCELHINEY, DATED JUNE 3, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020606-0068643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3500, Page 146, Register's Office for Davidson County, Tennessee, including but not limited to 40 Ft. Minimum Building Setback line along the front and Northwesterly side of said lot, a 10 Ft. Utilities and Drainage Easement along the rear of said lot, a 2½' X 25' Utility Anchor Easement over the Easterly portion of said lot, and an Easement for wire overhang across the Northeasterly line of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3909, Page 45, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1400 Brannon Drive, Madison, TN 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 our hand(s) this 14th day of March, 2003.

Pablo Quizhpe

Elisa Ortega

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Pablo Quizhpe and wife, Elisa Ortega, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 10/02/03

OFFICIAL SEAL
EMILIO A GARCIA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/02/03

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076