Box:13
#5022

Davidson County DEEDWARR
Recvd: 05/05/03 13:39 2pgs
Fees:13.00 Taxes:462.50

20030505-0059529

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 100
Hendersonville, TN 37075
File No. 05-0301-60686

After Recording Return To:
Advantage Title & Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, TN 37211

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00.

Affiant

Subscribed and sworn to before me, this 10 day of February, 2003.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Juan Carlos Henriquez ~~Juan Carlos Henrique #CAVE~~	Volunteer Trust Mortgage Corp.	034-09-0 061.00
306 Melissa Drive	301 S. Perimeter Park Drive, Suite 125	
Goodlettsville, TN 37072	Nashville, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Junior Evans and wife, Billie J. Evans, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Juan Carlos Henriquez and Noemy Hernandez, husband and wife, hereinafter called the Grantees, their successors 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. 93 on the Plan of Gateway Subdivision, Section I, of record in Plat Book 3300, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Junior Evans and wife, Billie J. Evans by deed from Murphree Realty Company, a Tennessee Corporation, of record in Book 3501, Page 349, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 306 Melissa Drive, Goodlettsville, Tennessee 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of February, 2003.

John Junior Evans

Billie J. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Junior Evans and Billie J. Evans, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, Tennessee, this 10th day of February, 2003.

Angela A. Ramsey

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/06

