Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/03 15:33 2pgs
Fees:13.00 Taxes:333.00

20030514-0065676

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 2003

Notary Public

MY COMMISSION EXPIRES January 18, 2004
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

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
Raquel Munoz Duenez	Same	MAP 176-00
(NAME)	(NAME)	
401 Cedar Cliff Road		PARCEL 28.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Judith A. Butler-Mayo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raquel Munoz Duenez et vir Braulio Duenez

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:

Tract and improvements of property being described in Book 7877, page 233, Register's Office, Davidson County, Tennessee according to a survey made by John Kohl & Co. dated September 7, 1989, as follows:
BEGINNING at an iron pin located at the southwesterly intersection of Maxwell Road and a 60 foot right of way; thence with the margin of Maxwell Road, South 85 degrees 45 minutes East 268 feet to an iron pin; thence South 4 degrees 55 minutes West 1166.5 feet to an iron pin; thence North 85 degrees 15 minutes West 306.5 feet to an iron pin in the easterly margin of a 60 foot right of way; thence with the margin of said right of way, North 6 degrees 45 minutes East 1,168 feet to the point of beginning. Together with a license on a 60 foot strip adjoining the west property line.
INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS DESCRIBED AS FOLLOWS: Being Lot No. 1 on the Re-Subdivision of the Judith A. Butler property of record in Plat Instrument No. 20009210094041, Register's Office for Davidson County, Tennessee and described as follows: South 00 degrees 31 minutes 57 seconds East 540.38 feet to a point; thence South 80 degrees 18 minutes 01 secons East 223.81 feet to a point; thence South 05 degrees 06 minutes 40 seconds West 558.35 feet to a point; thence South 85 degrees 26 minutes 47 seconds East 276.25 feet to the point of beginning. (Property conveyed in Instrument Number 20001204-0118502, Register's Office for Davidson County, Tennessee.)

For source of title reference is made to Book 7940, Page 834, 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 (X)
This is improved ( ) property, known as 4269 Maxwell Road, Antioch, Tennessee 37013
(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 8th day of May 2003

Judith A. Butler-Mayo

Michael Mayo

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 Judith A. Butler-Mayo and husband Michael Mayo

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 8th day of May, 2003.

Commission expires January 18, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE