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Davidson County DEEDWARR
Recvd: 05/29/03 13:25 2pgs
Fees:13.00 Taxes:491.73
20030529-0072566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00.

X CESAR Portillo
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of May, 2003.

Notary Public

My Commission Expires: My Commission Expires 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cesar M. Portillo
403 Dunailie Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
120-05-194.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan J. Stapel and wife, Margie C. Stapel** , hereinafter referred to as Grantors, hereby transfers and conveys to **Cesar M. Portillo, unmarried,** hereinafter referred to as Grantee, his 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. 5020 on the Plan of Glengarry Park, Section 5D of record in Book 3600, page 36, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alan J. Stapel and wife, Margie C. Stapel by deed from Franklin D. Burtram, unmarried, of record in Book 7852, page 595, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, page 36, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3675, page 278, Register's Office for Davidson County, Tennessee.

Easement of record in Book 11462, page 383, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 403 Dunailie Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 27th day of May, 2003.

X _____
Alan J. Stapel

X _____
Margie C. Stapel

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 Alan J. Stapel and Margie C. Stapel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2003.

_____
Notary Public

My Commission Expires: _____

My Commission Expires Oct. 27, 2005

08384-BW