WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JUSTIN K. TATE JOHNSON
RUTHERFORD COUNTY, TENNESSEE
My Commission Expires Dec. 10, 2005

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/04/03 10:48 2pgs
Fees:13.00 Taxes:460.65

20030604-0076336

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raphael Molina	New South Federal Savings Bank	Map 43
(NAME) 309 Singer Drive	(NAME) 210 Automation Way	Group 06-0
(ADDRESS) Madison, TN 37115	(ADDRESS) Birmingham Alabama 35210	Parcel 51
(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,
Marvin D. Steelman and Wife, Katherine L. Steelman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Rapheal Molina and wife, Virginia Molina, 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:

BEING Lot No. 84, Madison Park, Section 2, as shown by plat of record in Plat Book 3106, page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marvin D. Steelman and Wife, Katherine L. Steelman by deed from Oddie Shaupe and wife, Stella Shoupe of record in Deed Book 6360, page 660, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3794, Page 933, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 309 Singer 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 my/our hand(s) this 30th day of May, 2003.

Marvin D. Steelman

Katherine L. Steelman

STATE of Tennessee
COUNTY of Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marvin D. Steelman and Wife, Katherine L. Steelman the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/30/2003

My Commission Expires:

JUSTIN K. TATE-JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires Dec. 19, 2004

Notary Public

File Number2305668

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122