Davidson County DEEDWARR
Recvd: 06/30/03 15:33 2pgs
Fees:12.00 Taxes:0.00
20030630-0090188

RE-RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,797.00.

Fabricio O Fuentes
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of April, 2003.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGAN IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

*** **THIS INSTRUMENT WAS PREPARED BY**

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LOT NUMBERS.

Hickory Hollow Title, LLC
5252 Hickory Hollow Pkwy
Suite 2207C
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 05/01/03 15:26 2pgs
Fees:13.00 Taxes:495.05
[redacted]
20030501-0058441

ADDRESS NEW OWNER(S) AS FOLLOWS:
Fabricio O. Fuentes and Delmy Palacios
2400 N. Grafton Court
Nashville, TN 37217

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
P.O. Box 9143
Des Moines, IA 50306-9143

MAP-PARCEL NUMBERS:
Map & Parcel: 135-100-C-010.00CO

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, **Fischer & Ford Group, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Fabricio O. Fuentes and Delmy Palacios, husband and wife** hereinafter referred to as 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 No. ~~8~~ 10 on the Plan of Ransom Park, Section One, of record as Instrument No. 2001 102301 15381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being a part of the same property conveyed to Fischer & Ford Group, LLC, by Warranty Deed from Ransom Park, Inc., of record at Instrument # 2002 072600 90159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Instrument # 2001 102301 15381, said Register's Office.

Restrictive covenants contained in an instrument of record at Instrument # 2000 072500 73496, said Register's Office.

Any and all visible easement 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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2400 N. Grafton Court, Nashville, TN 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **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 28th day of April, 2003.

Fischer & Ford Group, LLC

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 James A. Ford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he/she/they are the Secretary for Fischer & Ford Group, LLC and who acknowledged he/she/they executed the forgoing instrument for the purposes therein contained by signing his/her/their name as the Secretary for Fischer & Ford Group, LLC..

Witness my hand and official seal this 28th day of April, 2003.

Notary Public

My Commission Expires: 7/31/05

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

194-HH