This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mark Weiss
5112 Overton Rd.
Nashville, Tennessee 37220

Davidson County DEEDWARR
Recvd: 07/03/03 12:27 3pgs
Fees:18.00 Taxes:532.80
20030703-0092475

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane
Virginia Beach, VA 23462

MAP	146
GROUP	15
PARCEL	129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Placido H. Abaya and Martha E. Abaya Revocable Living Trust** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jacqueline E. Weiss and Mark A. Weiss, wife and husband**, hereinafter called the "GRANTEES", its 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 all of Lot No. 53, Brentwood Hall, Section II, of record in Book 2083, Page 23, Register's Office for said county, to which reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to The Placido H. Abaya and Martha E. Abaya Revocable Living Trust by Quitclaim Deed from Placido H. Abaya and wife, Martha E. Abaya of record in Book 11350, page 890, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Placido H. Abaya and wife, Martha E. Abaya by Warranty Deed from James Herbert Dalton and wife, Peggy Wain Dalton of record in Book 4056, Page 342, Register's Office for Davidson County, Tennessee. Placido H. Abaya is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 5112 Overton Rd., Nashville, Tennessee 37220.

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 30th day of June, 2003.

Richard A. Abaya as Attorney-in-fact for Martha E. Abaya

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard A. Abaya**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-fact for **Martha E. Abaya,** the bargainor, and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Martha E. Abaya as her free act and deed.

WITNESS my hand and official seal this 30th day of June, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

WITNESS my hand this the 30th day of June, 2003.

Richard A. Abaya, Trustee of the Placido H. Abaya and Martha E. Abaya Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard A. Abaya, Trustee of the Placido H. Abaya and Martha E. Abaya Revocable Living Trust** 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $144,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

