Davidson County DEEDWARR
Recvd: 07/28/03 12:25 2pgs
Fees:13.00 Taxes:336.70

20030728-0105091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 24th day of July, 2003.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

My Commission Expires:_____

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:
Romero F. Lopez
608 Jay Court
Nashville, Tennessee 37210

SEND TAX BILLS TO:
Pulte Mortgage
P.O. Box 3048
Englewood, CO 80155

MAP-PARCEL NUMBERS:
119-06-0-354

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, **Larrick Properties, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Romero F. Lopez, a married man** 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. 40 on the Plan of Rosewood Estates, Section II, of record in Book 4955, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larrick Properties, Inc. by Deed from William E. Maul and wife, Kathryn K. Maul of record in Instrument No. 20030205-0015768, 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 Book 4955, Page 125, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5110, Page 595, as amended in Book 5176, page 649, Book 5624, page 398, 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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 608 Jay Court, Nashville, Tennessee 37210.

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 24th day of July, 2003.

Larry D. Hughes

Larrick Properties, Inc.
By: Larry D. Hughes, President

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 Larry D. Hughes, with whom I am personally acquainted and who proved himself to be the President of Grantor and who being authorized to do so acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

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