Return to
HOX & GRAY, PLC
1620 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TN 37238

58B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2003.

Notary Public

My Commission Expires: 1/4/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/01/03 16:05 2pgs
Fees:13.00 Taxes:455.10
20030801-0109616

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher McClintock and Christie McClintock
632 Monte Carlo Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane, Ste 100
Virginia Beach, VA 23462

MAP-PARCEL NUMBERS:
Map\Parcel:
173-01 36.00

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, **Miguel A. Molina and wife, Marie L. Molina** hereinafter referred to as Grantors, hereby transfers and conveys to **Christopher McClintock and wife, Christie McClintock** 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:

Being Lot No. 9 on the Plan of Monte Carlo, Section One as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Miguel A. Molina and wife, Marie L. Molina, by Warranty Deed from Patrick I Akin and wife, Cheryl W. Akin, of record in Book 9175, Page 660, Register's Office for Davidson County, Tennessee, dated November 30, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4781, Page 858, Book 5161, Page 945, Book 5196, Page 649, Book 5304, Page 888, and Book 11037, Page 431, 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 632 Monte Carlo Road, Antioch, Tennessee 37013.

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 31st day of July, 2003.

X _____
Miguel A. Molina

_____
Marie L. Molina

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miguel A. Molina and wife, and Marie L. Molina, 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 31st day of July, 2003.

_____
Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN