#6245 Box 13

Davidson County DEEDWARR
Recvd: 08/11/03 11:37 2pgs
Fees:13.00 Taxes:512.45
20030811-0114048

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

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

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAY 23, 2006

Notary Public

My Commission Expires: 5-25-2006

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:
Ernest C Perez and Isabella G Perez
4292 Maxwell Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Columbia National, Inc.
7142 Columbia Gateway Dr.
Columbia, MD. 21046

MAP-PARCEL NUMBERS:
176-020-0-051.00

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, **Carroll E. Combs, Jr. and wife, Tambra D. Combs** hereinafter referred to as Grantors, hereby transfers and conveys to ~~**Ernest Perez and Isabella Perez**~~ * 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:

* Ernest C. Perez and wife, Isabella G. Perez

Land being Lot No. 229 of Peppertree Forest Subdivision, Section 18, as of record in Plat Book No. 8250, Page 260, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Carroll E. Combs, Jr. and wife, Tambra D. Combs by deed from Jerry Butler Construction, Inc., a TN. Corp. of record in Book 9956, Page 129; 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 8250, Page 260, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9293, Page 86, Book 9664, Page 162, and Book 9455, Page 801; 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 4292 Maxwell 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.

Carroll E. Combs Jr.

Carroll E. Combs,Jr.

Tambra D. Combs

Tambra D. Combs

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 Carroll E. Combs, Jr. and wife, and Tambra D. Combs, 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: _____

08859-BP