SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/18/03 12:07 2pgs
Fees:13.00 Taxes:185.00
20030918-0138262

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Carlos Moreno
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of September, 2003.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carlos Moreno and Juana Moreno
4867 Gillespie Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Americas Wholesale Lender
P.O. Box 10212
Van Nuys, CA 91410

MAP-PARCEL NUMBERS:
148-14-0-240

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, **Patrick R. Regg, an unmarried man** hereinafter referred to as Grantor, hereby transfers and conveys to **Carlos Moreno and wife, Juana Moreno** 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. 86A, Zone Lot Division of Lots 84, 85, and 86, Haywood Forest, Section Three, of record in Book 5200, page 245, and as amended in Book 6250, page 226, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Patrick R. Regg, unmarried, by Warranty Deed from Floyd C. Davis and wife, Dana L. Davis of Record in Book 9664, Page 405, dated April 27, 1985, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Patrick R. Regg, unmarried, by Warranty Deed from Floyd C. Davis and wife, Dana L. Davis of Record in Book 9664, Page 405 Register's Office 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 5200, Page 245, and amended in Book 6250, page 226, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6250, Page 226, and Book 5583, page 115, 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 4867 Gillespie Drive, 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 12th day of September, 2003.

Patrick R. Regg

Patrick R. Regg

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 Patrick R. Regg, an unmarried man, 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 12th day of September, 2003.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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