Davidson County DEEDWARR
Recvd: 10/02/03 08:04 2pgs
Fees:13.00 Taxes:445.85
20031002-0145195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Kim Hicks
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of September, 2003.

Shirley A. Beesley
Notary Public

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires: 5/24/05

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:
Alex Velasquez and Israel Velasquez
601 Oak Forest Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Pulte Mortgage, LLC
P.O. Box 3048
Englewood, CO 8015

MAP-PARCEL NUMBERS:
149-2-64

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, **Kimberly Carlton Hyde, married and is n/k/a Kimberly Carlton Nobel*** hereinafter referred to as Grantors, hereby transfers and conveys to **Alex Velasquez, married and Israel Velasquez, unmarried,** as tenants in common with the right of survivorship, 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. 113 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Kimberly Carlton Hyde by Warranty Deed from Monte A. McCoskey and wife Shawna K. McCoskey of record in Book 10351, Page 409 Register's Office for Davidson County, Tennessee. Kimberly Carlton Hyde has since married and is now known as Kimberly Carlton Nobel.

09214-BP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 6900, Page 935, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7981, Page 478, amended in Book 8038, page 838, and corrected in Book 8313, page 17, and Book 9237, page 1, Book 9781, page 987 and Book 785, Register's Office for Davidson County, Tennessee.

Joint Agreement for Dedication of Easements of record in Book 9266, page 600, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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.

* Edward P. Nobel, husband of Kimberly Carlton Nobel, joins in this instrument to convey and all interest he has in said property.

This is improved property known as 601 Oak Forest Lane , 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 17th day of September, 2003.

Kimberly Carlton Nobel

Edward P. Nobel, Jr.

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 Kimberly Carlton Nobel and Edward P. Nobel, 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 17th day of September, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: _____

09214-BP

My Co... 2005