File #200320372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HOOPER NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy K. Haffner	Washington Mutual Bank, SA	Map: 161-11-A-139
(NAME)	(NAME)	
516 Huntington Ridge Drive	P. O. Box 25064	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Santa Ana, CA 92799-5064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JUAN CARLOS MENDEZ, JR., UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KRISTY K. HAFFNER, UNMARRIED,** hereinafter called the 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 all of Lot No. 139, on the Plan of Huntington Ridge Townhomes, as shown by plat appearing of record in Plat Book 4675, Page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Juan Carlos Mendez, Jr., unmarried by Warranty Deed dated 08/22/97 of record in Book 10591, Page 975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243 and in Book 7423, Page 762; Storm Water Detention Agreement of record in Book 9732, Page 308, Book 9732, Page 551 and in Book 9775, Page 308; and, any and all matters shown on plat of record in Plat Book 4675, Page 9; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 516 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 29th day of September, 2003.

Juan Carlos Mendez, Jr.

Davidson County DEEDWARR
Recvd: 10/03/03 13:27 2pgs
Fees:13.00 Taxes:508.75

20031003-0146503

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Juan Carlos Mendez, Jr., unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September, 2003.

Notary Public Barbara T. Hodge

My Commission Expires: 10/22/05

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064