# WARRANTY DEED

LOPEZ 1103

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 09/04/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JON PERRY
WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Manuel B. Lopez, Jr. | Fremont Investment & Loan | - |
| 213 Walton Lane (ADDRESS) | (NAME) 4343 Anchor Plaza Parkway, Ste 150 (ADDRESS) | 51-15-C-1.00CO |
| Madison, Tennessee 37115 (CITY) (STATE) (ZIP) | Tampa, FL 33634 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHAWN R. CHUSKA, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MANUEL B. LOPEZ, JR. A MARRIED MAN JOINED BY HIS SPOUSE, TAMIKA J. LOPEZ, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1, Cluster Lot Development, Final Plat, Section I, Walton Oaks Subdivision, as shown by plat appearing of record in Instrument No. 20011206-0134230, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010927-0104591; Sanitary Sever and/or Storm Drainage Easement to the Metropolitan Government of Davidson County, Tennessee of record in Book 4129, Page 903; Modification of record in Instrument No. 20020724-0088923, and, any and all matters shown on plat of record in Instrument No. 20011206-0134230; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn R. Chuska, unmarried, by Warranty Deed from William H. Dorris and Robert B. Huffine of record in Instrument No. 20030708-0093488, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 213 Walton Lane, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 17th day of December, 2003.

Shawn R. Chuska

Davidson County DEEDWARR
Recvd: 12/30/03 10:40 2pgs
Fees:13.00 Taxes:569.80

20031230-0183678

STATE OF Tennessee

COUNTY OF Davidson

I, Jon Perry, a Notary Public of the County and State first above written, do hereby certify that Shawn R. Chuska, an unmarried man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my ~~hand~~ and official seal, this the 17th day of December, 2003.

Notary Public

My Commission Expires: 09/04/07

(SEAL)

JON PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903