Davidson County DEEDWARR
Recvd: 04/02/04 15:12 2pgs
Fees:13.00 Taxes:347.30

20040402-0037706

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,864.34

M. Moonaghan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2004

Beverly J. Heathely
Notary Public:

MY COMMISSION EXPIRES: 04-16-07
(AFFIX SEAL)

BEVERLY J. HEATHELY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alejandro Mota	Washington Mutual Bank FA	Map 139
4804 Citrus Drive	75 N. Fairway Drive	Group 16
Nashville, TN 37211	Vernon Hills, KL 60061	Parcel 119

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, we Leandra R. Mustard hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Alejandro Mota, unmarried, Rosa Mota, married, 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:

BEING Lot No. 53, on the Plan of Kenilworth Estates, Section One, Resubdivision of Lots Nos. 53 and 83, of record in Book 2854, Page 144, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leandra R. Mustard, unmarried, by deed from Linda B. Rasmussen, unmarried, of record in Book 9655, Page 67, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3103, Page 610, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2854, Page 144, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 4804 Citrus Drive, Nashville, TN 37211

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 we do covenant with the said GRANTEES 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 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 26th day of March, 2004.

Leandra R Mustard
Leandra R. Mustard

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 Leandra R. Mustard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2004.

My Commission Expires: 1/29/05

NOTARY PUBLIC

