Davidson County DEEDWARR
Recvd: 04/12/04 09:49 3pgs
Fees:18.00 Taxes:173.16

20040412-0040647

This instrument prepared by:
Lawana Yriarte
527 Park Court
Nashville, TN 37211

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Lawana Yriarte, et al.
527 Park Court
Nashville, TN 37211

MAIL TAX STATEMENT TO:
Lawana Yriarte, et al.
527 Park Court
Nashville, TN 37211

MAP PARCEL NUMBERS:

Map/Parcel:162-21-E-14 CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Lawana S. Yriarte, a single woman has this day bargained and sold, and does hereby transfer and convey unto the said Lawana S. Yriarte, a single woman, and Audrey M. Gay, a single woman, as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Lawana S. Yriarte by Deed from _____ of record in Book 8168, Page 116, said Register's Office.

This is unimproved ( ) property known as 527 Park Court, Nashville, Tennessee 37211
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 1st day of April, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lawana S. Yriarte
Lawana S. Yriarte

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Augusta B Dileo, a Notary Public in and for said County and State, **Lawana S. Yriarte** and the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this 1st day of April, A.D., 2004.

NOTARY STAMP/SEAL

AUGUSTA B. DILEO NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Augusta B Dileo
NOTARY PUBLIC
Notary Commission Expires: 1/28/2007

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me this the 1st day of April, 2004

(Affix Seal)

Lawana S. Yriarte
Affiant

Augusta B Dileo
Notary Public
My Commission Expires: 1/28/2007

AUGUSTA B. DILEO NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,800.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF April 2004
Brandi Wells
Deputy Register

Order Number: O00504036
Re: **LUWANA YRIARTE**

527 PARK COURT
NASHVILLE, TN 37211
DAVIDSON County

EXHIBIT 'A'

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
A CERTAIN PLANNED UNIT DEVELOPMENT, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, ON THE PLAN OF PARK COURT, OF RECORD IN BOOK 6900, PAGE 967, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. BEING THE SAME PROPERTY CONVEY TO LAWANA S. YRIARTE BY DEED RECORDED 7/31/90 IN VOLUME 8168 PAGE 116.

162-01-E-14-CO