WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/04 10:50 2pgs
Fees:13.00 Taxes:510.60
20040414-0041915

State of Tennessee)
County of Davidson)

G#2473-2

The actual consideration or value, whichever is greater, for this transfer is **$138,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2004.

Notary Public

My commission expires: _____

(AFFIX SEAL)

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept 21, 2007

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-2120

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
WILLIE B. WYNN **BARBARA HANNAH**	**"NEW OWNERS"**	**Map 149-10-0, Parcel 046.00**
801 Pebble Creek Court		
Antioch, TN 37013		

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,

MARIA ARROYO ESPINOSA and ROBERTO ESPINOSA, her husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIE B. WYNN, an unmarried person, and BARBARA HANNAH, an unmarried woman, as tenants in common with right of survivorship

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 Lot No. 12 on the Plan of Oakwood Subdivision, Phase Six, Section One, a Planned Unit Development, as of record in Book 7900. Page 419, and Surveyors Certificate of Correction, of record in Book 8705, Page 870, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Maria Arroyo, by Warranty Deed dated March 25, 1994, from Centex Real Estate Corporation, of record in Book 9294, Page 774, Register's Office for Davidson County, Tennessee. The said Maria Arroyo now known as Maria Arroyo Espinosa.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7981, Page 478, and as amended in Book 8038, Page 838, and corrected in Book 8313, Page 17, and in Book 9237, Page 1, and further amended in Book 9781, Page 987, and in Book 10650, Page 785, said Register's Office; By-Laws of record in Book 7981, Page 519, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

ROBERTO Espinosa, spouse of the above named Maria Arroyo Espinosa, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is Improved (__XX__) Unimproved (____) property, known as: **801 Pebble Creek Court, Antioch, TN 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 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 convenant 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/our hand(s) this **31st** day of **March, 2004.**

MARIA ARROYO ESPINOSA

ROBERTO ESPINOSA

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 **MARIA ARROYO ESPINOSA and ROBERTO ESPINOSA, her husband,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05