Davidson County DEEDWARR
Recvd: 05/03/04 12:55 2pgs
Fees:13.00 Taxes:703.00

20040503-0050053

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2004.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/27/04

NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

WARRANTY DEED

Name and Address of New Owner:
Felicia J. Calabrese
Richard G. Strauss
4836 Enoch Drive
Nashville, TN 37211

Send Tax Bills To:
Felicia J. Calabrese
Richard G. Strauss
4836 Enoch Drive
Nashville, TN 37211

Map/Parcel Number:
161-10-O-B-192-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Wendy L. Vasquez and Gabriel L. Vasquez, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Felicia J. Calabrese and Richard G. Strauss, as joint tenants in common with first rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 38 on the Plan of Villages of Brentwood, Phase Eleven of record in Plat Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The aforegoing is subject to encumbrance of an ingress and egress from Village Way across the deeded property to the adjacent Church property built to such width and character as to be acceptable to the Metropolitan Governmental a public road as stated in Book 11076, Page 537, Book 11076, Page 661 and in Book 11526, Page 579, said Register's Office for Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions of record in Book 6143, Page 11, amended in Book 6393, Page 495 and amended in Book 8807, Page 831; Book 11526, Page 579, and in Instrument#200006060056066, Register's Office for Davidson County, Tennessee.

Subject to an Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 8197, Page 338, said Register's Office for Davidson County, Tennessee.

Storm Water Detentions Agreement of Record in Book 11078, Page 919, said Register's Office for Davidson County, Tennessee.

Home Owners Association Charter of record Instrument No. 2000060600566067, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy L. Vasquez and Gabriel L. Vasquez, husband and wife by Warranty deed from Fox Ridge Homes, Inc. dated July 28, 2000 and recorded August 10, 2000 in Instrument Number 200008100079523, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4836 Enoch 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of April, 2004

Wendy L. Vasquez

Gabriel L. Vasquez

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 Wendy L. Vasquez and Gabriel L. Vasquez, wife and husband, the bargainor(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.

Witness my hand and official seal, this 29th day of April, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075