Davidson County DEEDWARR
Recvd: 08/18/04 10:25 2pgs
Fees:13.00 Taxes:558.70

20040818-0099726

Warranty Deed

Old Republic Title: Owner's Title Number: SV 4142575

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Jose G. Orozco and wife Maria G. Fonseca	New Owners At Same Address	Map: 64-16-D
1749 Stone Hollow Court		Parcel: 018.00-CO
Hermitage, TN 37076		GSD-02629

For and in Consideration of the sum of $ 151,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, David Russell Turnbull and Patricia Turnbull, as tenants in common and both unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jose G. Orozco and wife, Maria G. Fonseca

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 207 on the plan of Truxton Park, Section One, as of record at Instrument Number 20001026-0106272, in the Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the Grantors herein by deed as of record at Instrument Number 20010725-0078878 said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to 2004 property taxes, which have been prorated this date and the Grantees assume in full and to Restrictive Covenants of record at Instrument #20001030-0107559 as amended at Instrument #20010522-0052910, #20020123-0009419, and #20020506-0055597, Declaration of Restrictive Covenants of record at Instrument #20001011-0100896, By-Laws at Instrument #20001101-0108604, Charter of record at Insturment #20001101-0108603, and said plan of record at Instrument #20000113-0004767 all said Register's Office.

This is IMproved property known as: 1749 Stone Hollow Court, Hermitage, TN 37076
{~~unimproved~~/ improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said

land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 hands on this 12th day of AUGUST, 2004

David Russell Turnbull

Patricia Turnbull

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :
The actual value or consideration, whichever is greater, for this transfer is $ 151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 08-18-2004

My Commission Expires: 09-22-2007

Notary Public

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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

David Russell Turnbull

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 08-18-2004

My Commission Expires: 09-22-2007

Notary Public

MARBUT GLENN GASTON JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Patricia Turnbull

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 8/12/04

My Commission Expires: 10.31.07

Notary Public

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143