RE-RECORD TO CORRECT SUB-DIVISION NAME TO TWIN LAWN
AFTER RECORDING PLEASE RETURN TO: CUMBERLAND TITLE COMPANY
13018 LEBANON RD.
Mt. Juliet, Tn 37122
ATTN: LISSA Groom

MAP AND PARCEL:
96-10-162

This Instrument Prepared
From Information Furnished
by the Parties by:
Bolin and Ward, Attorneys
304 South Lowry
Smyrna, Tennessee 37167

Mail

RE-RECORD

NAME AND ADDRESS OF NEW OWNERS

Douglas P. Sanchez and Margaret L. Sanchez
2823 Dunmore Drive
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/10/04 09:38 2pgs
Fees:12.00 Taxes:0.00
20040910-0109499

BOOK 11148 PAGE 387

NAME AND ADDRESS OF PERSON PAYING TAXES

National Bank of Commerce
2323 21st Avenue
Nashville, TN 37212

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand Five Hundred and 00/100 ($119,500.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged.

Kenneth W. Appleton and Dorothy B. Appleton, husband and wife, have bargained and sold and do hereby transfer and convey unto Douglas P. Sanchez and Margaret L. Sanchez, husband and wife, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows:

*TWIN LAWN

SITUATED in Davidson County, Tennessee, and being known and designated as all of Lot Number Forty Four (44) on the plan of XXXXXXXXX* as the same appears of record in Book 2331, Page 9 in the Register's Office of Davidson County, Tennessee to which Plan specific reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth W. Appleton and Dorothy B. Appleton, husband and wife by deed of record in Deed Book 2484, Page 431, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE Subject to public utility and drainage easements, a 50-foot minimum building setback line along the east and north sides of said lot, except as amended and changed in Deed Book 6808, Page 783; 10' x 3' Utility anchor easement in northeastern corner of said lot and other special requirements or restrictions imposed by the appropriate governmental body, utility district, electrical service and/or health department as shown on mortgage loan inspection of A & A Engineering, Inc. dated September 16, 1998 and on plat of record in Plat Book 2331, Page 9; Restrictive Covenants of record in Book 2338, Page 511; all of record in the Register's Office of Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto said Grantees herein, their heirs and assigns, forever.

And, Grantors do covenant with the said Grantees herein that they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 1998 property taxes will be prorated between the parties to date.

2408122

And, Grantors do further covenant and bind Grantors, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomever.

Possession of the property herein sold will be given to the grantees with deed.

IN WITNESS WHEREOF, Grantors have executed the foregoing on this 30th day of September, 1998.

Kenneth W. Appleton

Kenneth W. Appleton

Dorothy B. Appleton

Dorothy B. Appleton

State of Tennessee

Rutherford County

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Kenneth W. Appleton and Dorothy B. Appleton, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND on this 30th day of September, 1998.

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires: 02/22/2002

State of Tennessee

Rutherford County

I hereby swear or affirm that the actual consideration or the fair market value of the property transferred, which ever is greater, is $119,500.00.

Douglas P. Sanchez

Affiant

Sworn to and subscribed before me this 30th day of September, 1998.

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires: 02/22/2002

C:\OFFICE\WPWIN\WPDOCS\LANDTECH\CLOSINGS\SANCHEZ.346

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0497586