3624

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 09/23/04 11:41 7pgs
Fees:38.00 Taxes:240.50
20040923-0114836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 119-2/84

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me this the 17 day of September, 2004.

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/19/08

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Willy H. Lopez and Soila Lopez
(Name)
223 Stirton Road
(Street Address)
Nashville, TN 37210

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Charles E. Nichols, Edward E. Nichols, Johnnie H. Simpson and Charles E. Nichols, Executor of the Estate of R. Angel Simpson,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Willy H. Lopez and Soila Lopez, husband and wife,** hereinafter called the "Grantee,", **as joint tenants with the right of survivorship,** their heirs and/or assigns a certain tract or parcel of land in Davidson County, Tennessee, described in as follows:

Being Lot No. 39 on the Plan of Cunningham Heights, of record in Book 2331, page 76, Register's Office for said County.

Said lot fronts 61 feet on the westerly side of Stirton Road and runs back 287.68 feet on the northerly line, 245.75 feet on the southerly line, to a dead line, which is a broken line, on which it measures 141.9 feet.

Being the same property conveyed to Billie H. Simpson and wife, Royce A. Simpson by deed of record in Book 2495, page 157, Register's Office for Davidson County, Tennessee. Both having since died, property is now vested in Charles E. Nichols, Edward E. Nichols, Johnnie H. Simpson and Charles E. Nichols, Executor of the Last Will and Testament of R. Angel Simpson, Probate No. 04P-521, Probate County Clerk's Office, for Davidson County, Tennessee.

BEING improved property known as: 223 Stirton Road, Nashville, TN 37210

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 9th day of September, 2004.

Charles E. Nichols

Charles E. Nichols

Edward E. Nichols

Johnnie H. Simpson

Charles E. Nichols EXECUTOR

Charles E. Nichols, Executor of the Estate of R. Angel Simpson

STATE OF Florida)
COUNTY OF Escambia)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Charles E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Escambia Co., Florida, this 9 day of September, 2004.

Janet Lynn Weston
Notary Public

My Commission Expires:

JANET LYNN WESTON
MY COMMISSION # DD 055619
EXPIRES: January 7, 2006
Bonded Thru Notary Public Underwriters

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 15th day of September, 2004.

_____
Charles E. Nichols

Edward E Nichols
Edward E. Nichols

_____
Johnnie H. Simpson

_____
Charles E. Nichols, Executor of the Estate of R. Angel Simpson

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Charles E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in _____, _____, this _____ day of September, 2004.

_____
Notary Public

My Commission Expires: _____

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 9th day of September, 2004.

_____
Charles E. Nichols

_____
Edward E. Nichols

_____
Johnnie H. Simpson

_____
Charles E. Nichols, Executor of the Estate of R. Angel Simpson

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Charles E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in _____, _____, this _____ day of September, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF Florida)
COUNTY OF Escambia)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Charles E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Executor of the Estate of R. Angel Simpson and that he as such Executor being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Escambia, Florida, this 9 day of September, 2004.

Janet Lynn Weston
Notary Public

JANET LYNN WESTON
MY COMMISSION # DD 055619
EXPIRES: January 7, 2006
Bonded Thru Notary Public Underwriters

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Edward E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in _____, _____, this _____ day of September, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Johnnie H. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in _____, _____, this _____ day of September, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Charles E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Executor of the Estate of R. Angel Simpson and that he as such Executor being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in _____, _____, this _____ day of September, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF Iowa _____)
COUNTY OF Scott _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Edward E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Davenport, Iowa, this 15th day of September, 2004.

SHARI L. BRIBRIESCO
Commission Number 222906
My Commission Expires
June 4, 2005

Shari Bribriesco
Notary Public

My Commission Expires: June 4, 2005

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Johnnie H. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in _____, _____, this _____ day of September, 2004.

_____
Notary Public

My Commission Expires: _____

Z:\jking\CBT Loans\3621-Lopez deed.doc

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Charles E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Executor of the Estate of R. Angel Simpson and that he as such Executor being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in _____, _____, this _____ day of September, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Edward E. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in _____, _____, this _____ day of September, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Johnnie H. Simpson, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in STOCKTON, CALIFORNIA, this 9TH day of September, 2004.

R. Burnett
Notary Public

My Commission Expires: July 1, 2005

R. BURNETT
Commission # 1308387
Notary Public — California
San Joaquin County
My Comm. Expires Jul 1, 2005

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