File #200450457

Return to:

Hickory Hollow Title, LLC
301 S perimeter Park Drive
Suite 114
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00.

Natasha Bilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES:
3-31-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerardo Mendoza Correa and Marina Ceron	New Owners	Map 148-12-0
(NAME) 4726 Lori Lane	(NAME)	Parcel 043.00
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LARRY STEPHENS, MARRIED AND BRENDA BOHN MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GERARDO MENDOZA CORREA AND MARINA CERON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BOTH UNMARRIED,** hereinafter called the GRANTEE, his 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 all of Lot No. 48, on the Plan of Lori Heights, as shown by plat appearing of record in Plat Book 3106, Page 123, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Henderson Stephens and wife, Jean Marie C. Stephens by Warranty Deed dated August 17, 1967 of record in Book 4166, Page 48, Register's Office Davidson County, Tennessee. The said Henderson Stephens died in 1987, leaving Jean Marie C. Stephens as the sole surviving tenant by the entirety. Said property was further conveyed to Jean M. Hester and husband Guylie Ray Hester, as tenants by the entirety by Quitclaim Deed dated July 10, 1988 of record in Book 11017, Page 119, and being further conveyed as tenants in common in the percentages indicated, to The Guylie R. Hester Revocable Living Trust, a one-half undivided interest and to The Jean Hester Revocable Living Trust, a one-half undivided interest, and being further conveyed with rights of survivorship in all Grantees, to Guylie R. Hester and Jean Hester, with rights of survivorship between them, a 99.5 % interest; and Larry Stephens and Brenda Bohn, with rights of survivorship between them, a 0.5 % interest by Quitclaim Deeds dated November 14, 2002 of record in Instrument No. 20021118-0142759 and in Instrument No. 20021118-0142760, Register's Office for Davidson County, Tennessee. The said Jean Marie C. Stephens and the said Jean M. Hester are one and the same person. The said Jean M. Hester formerly known as Jean Marie C. Stephens died on March 12, 2003, leaving Guylie R. Hester as sole surviving tenant by the entirety. The said Guylie R. Hester died on August 27, 2004, leaving Larry Stephens and Brenda Bohn the sole surviving tenants in common, with rights of survivorship.

This conveyance is subject to the following: Restrictive Covenants of record in Book 3407, Page 195; Sanitary Sewer and/or Storm Drainage Easement of record in Book 5400, Page 612; all matters shown on plat of record in Plat Book 3106, Page 123; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

The Grantors have never resided in said property as their marital residence.

Davidson County DEEDWARR
Recvd: 11/29/04 15:18 2pgs
Fees:13.00 Taxes:443.63

20041129-0141676

Unimproved ( )
This is improved (x) property, known as 4726 Lori Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantors paying taxes at closing; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 24th day of November, 2004.

Larry Stephens

Brenda Bohn

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Larry Stephens and Brenda Bohn who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of November, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076