Box 13 #9689

Davidson County DEEDWARR
Recvd: 04/22/05 14:36 2 pgs
Fees:13.00 Taxes:451.40

20050422-0045230

WARRANTY DEED

SOUTH TENNESSEE TITLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2005

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Fabiola Aguilera	New Owner	Map 150
2980 Mossdale Dr.		Group 06-0
Antioch, TN 37013		Parcel 006.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sam H. Graham, Jr. and wife, Marlene Graham,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Fabiola Aguilera, a single woman
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 255, on the Plan of Cherry Hills, Section 7, of record in Book 4660, Page 49, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sam H. Graham, Jr. by Quitclaim Deed from Rhunette Robinson, unmarried and Marlene P. Graham, formerly Marlene P. Douglas, of record in Book 9982, Page 458, dated March 15, 1996, Register's Office for said County. See also Quitclaim Deed of record in Book 7888, Page 484 and deed of record in Book 7830, Page 288, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4728, Page 116, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4660, Page 49, said Register's Office.

The said Marlene Graham joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2980 Mossdale Dr., Antioch, TN 37013

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 20th day of April, 2005.

Sam H. Graham, Jr.

Marlene Graham

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 Sam H. Graham, Jr. and Marlene Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

