File No. 250702202

WARRANTY DEED

MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/17/05 14:31 2 pgs
Fees:13.00 Taxes:480.63
20050817-0097798

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Lopez	Carlos Lopez	Map 098-05-0-136.00
(NAME) 5165 Hunters Point	(NAME) 3150 N. Course LN Apt. 409	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Pompano Beach, FL. 33069	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew Margrave and wife, Kimberly Ann Margrave, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Lopez, and Wife, Raquel Lopez, HEREINAFTER CALLED THE GRANTEE(S), 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. 37, Hunters Point Subdivision, as shown by plat of record in Plat Book 5200, Page 736, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew Margrave and wife, Marilee Margrave, by deed from George Margrave and wife, Sharmin J. Margrave, Dated 12/14/1984 and Filed on 12/17/1984 of record in Deed Book 6449, page 924, Register's Office for said County. And further conveyed to Andrew Margrave from Marilee Margrave by Divorce Decree Filed in Davidson County, Tennessee, Docket No. 88D-3961.

Kimberly Ann Margrave joins in this conveyance to convey any and all rights she may have in this property.

Restrictive Covenants of record in Deed Book 3814, Page 592, 3897/926 and 6207/611, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6256, Page 294, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved X property, known as 5165 Hunters Point, Hermitage, TN 37076
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of August, 2005.

Andrew Margrave

Kimberly Ann Margrave

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew Margrave and wife, Kimberly Ann Margrave, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of August, 2005.

Commission expires: 1-23-06

Notary Public



File Number: 250702202

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122