28-1437

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/04/05 13:15 2 pgs
Fees:13.00 Taxes:1036.00
20051004-0119277

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **September, 2005** by and between **Jack M. Sanchez and Sherrill S. Sanchez, husband and wife** , herein after referred to as GRANTOR, and **Joshua E Pedigo and Katherine E Pedigo** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Three, Wexford Downs of record in Instrument No. 200008100079246, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Special Exceptions:

1) All matters appearing on the Plan of Section Three, Wexford Downs of record in Instrument No. 200008100079246, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 10292, page 51 as amended in Instrument No. 200008100079498 and Book 10792, page 822, Register's Office for Davidson County, Tennessee.

3) Homeowners Association Charter of record in Book 10500, page 444, Register's Office for Davidson County, Tennessee.

4) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack M. Sanchez and Sherrill S. Sanchez, husband and wife by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders of record in Instrument No. 200309180137817, dated September 10, 2003, recorded September 18, 2003, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1720 Hickory Bark Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jack M. Sanchez
Signature of Seller

Sherrill S. Sanchez
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Jack M. Sanchez and Sherrill S. Sanchez, husband and wife** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **28th** day of **September, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Joshua E Pedigo and Katherine E Pedigo
1720 Hickory Bark Lane, Nashville, TN 37211

Send Tax Statements to:
Realty mortgage Corporation
7000 Executive Center Drive, Ste 200, Brentwood, TN 37027

Map and Parcel--172.14-0A-148.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$280,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **September, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

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Franklin, TN 37067
25-1-437