# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/08 13:18 2 pg
Fees:13.00 Taxes:443.63

20080509-0048305

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on May 7, 2008.

NOTARY PUBLIC

My Comm. Expires: July 20, 2008

THIS INSTRUMENT WAS PREPARED BY:
Deron H. Brown
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23222SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Jose Santos Reyes-Gomez<br>Felicita Mar Rivas Reyes<br>122 Cherokee Court<br>Antioch, TN 37013 | **New South Federal Savings Bank**<br>**210 Automation Way**<br>**Birmingham, AL 35210** | 148-03-010000 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Melba C. Weaver, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jose Santos Reyes-Gomez and Felicita Mar Rivas Reyes, Husband and Wife, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 704, on the Plan of Cherokee Hills, Section Seven, as of record in Plan Book 3842, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melba C. Weaver, a widow, by Warranty Deed from F. David Goolsby and wife, Linda Ellen Goolsby, of record in Book 5044, page 552, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 3842, page 72, Register's Office for Davidson County, Tennessee.
4. Declarations/Restrictions of record in Book 4037, page 583, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 122 Cherokee Court, 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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, 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** our hands on May 7, 2008.

Melba C. Weaver

**Melba C. Weaver**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On May 7, 2008, before me personally appeared Melba C. Weaver to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 7, 2008.

Deron H. Brown

NOTARY PUBLIC

DERON H. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Deron H. Brown
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: May 22, 2010