BOOK 10353 PG 401

7333

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 97.

Notary Public

MY COMMISSION EXPIRES:

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 23, 2000

**THIS INSTRUMENT WAS PREPARED BY**

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

| NAME / ADDRESS | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Kirk R. Espinoza | FT Mortgage Services, d/b/a Sunbelt | 91-13-14 |
| (NAME) | National (NAME) Mortgage | |
| 6336 Columbia Avenue | 2974 LBJ Freeway, Suite 200 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Nashville, TN 37209 | Dallas, TX 75234 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Thomas L. Dodson and wife, Connie L. Dodson, formerly Connie L. Miner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kirk R. Espinoza and wife, Letricia L. Espinoza

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:

Land in Davidson County, Tennessee, being Lot No. 5, Block E, on the Plan of Crolywood Subdivision, Section Two, as of record in Book 1130, page 100, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas L. Dodson and wife, Connie L. Miner, by deed from Samuel P. McVay and wife, June P. McVay, filed of record in Book 7189, page 367, Register's Office for Davidson County, Tennessee; the said Connie L. Miner now being Connie L. Dodson.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

9794 02/25 0101 CHECK 275.40

This is improved property known as 6336 Columbia Avenue, Nashville, TN 37209

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 their hands this 21st day of February, 19 97.

Thomas L. Dodson

Connie L. Dodson

7333

BOOK 10359 PG 402

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

Thomas L. Dodson and wife, Connie L. Dodson

the bargainor s , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24st day of Febuary, 19 97 .

My commission expires _____

Notary Public

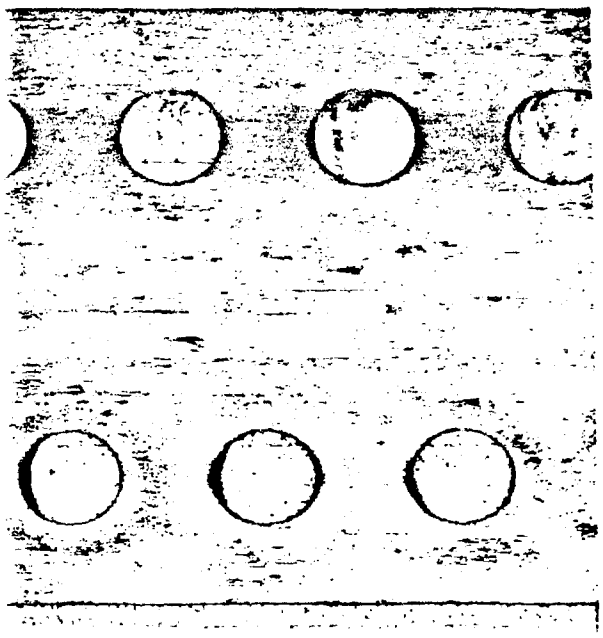
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

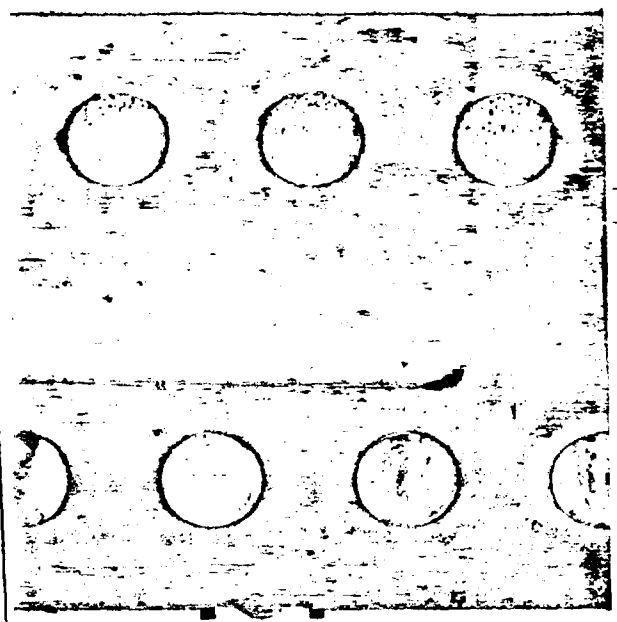
My Commission Expires SEPT. 23, 2000

0276226
IDENTIF. & REFERENCE

97 FEB 25 PM 1:00

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10359 PG 403

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
[illegible] 0.00
[illegible] 275.40
CHECK 275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/25/97 01 13:02 0001 9794

0276226
IDENTIF. ↑ REFERENCE

97 FEB 25 PM 1:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1120219