BOOK 11617 PAGE 974

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **August, 1999** by and between **MARY B. LESTER** , herein after referred to as GRANTOR, and **ELIZABETH B ESTRADA, a single woman** , 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:

BEING LOT NO. 83 on the Plan of Section 1, Rolling River Estates, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED to Elizabeth B. Estrada by Warranty Deed from Mary B. Lester, unmarried and recorded simultaneously herewith.

BEING THE SAME PROPERTY CONVEYED to Colonel Lester and wife, Mary B. Lester by Substitute Trustee's Deed executed by Arnold M. Weiss, Substitute Trustee for First Wachovia Mortgage Company, dated October 10, 1990 and recorded March 13, 1991 at Book 8308, page 516, said Register's Office. Colonel Lester has since died and title passed to his wife, Mary B. Lester as surviving tenant by the entirety.

This is improved property known as: 7013 Cotton Blossom Lane, Nashville, Tennessee 37221

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.

Mary B Lester
MARY B. LESTER
Signature of Seller

0623873

IDENTIF. + REFERENCE

99 AUG 13 AM 8:51

PAUL BATTERELL REGISTER
DAVIDSON COUNTY, TN.

5620 08/13 0101 02CHECK 418.00

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **MARY B. LESTER** , the within named bargainor, 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, at office, this **10th** day of **August, 1999.**

Notary Public

My Commission Expires: 3/17/2002

Name and Address of Property Owner:
ELIZABETH ESTRADA
7013 Cotton Blossom Lane, Nashville, Tennessee

Send Tax Statements to:
FT MORTGAGE COMPANIES
P.O. Box 80140, Atlanta, GA 30366,

Map & Parcel 141-15-0-A-013.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 **$110,000.00** 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 **10th** day of **August, 1999.**

Notary Public

My Commission Expires: 3/17/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-204

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0623873
IDENTIF. ↑ REFERENCE

99 AUG 13 AM 8:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	418.00
CHECK	418.00

08/13/99 01 08:50 0001 5620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503784