WARRANTY DEED

DAVIDSON COUNTY TENN NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00 ,

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/23/02
(AFFIX SEAL)

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

Instr:200007100068180 Page: 1 OF 2
REC'D FOR REC 07/10/2000 2:04:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $407.00

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie Espino	1st Trust Bank for Savings	Map 150
(NAME) 422 Cedarcliff Road	(NAME) 6525 Quail Hollow	Parcel 145
(ADDRESS) Antioch, TN 37013	(ADDRESS) Memphis, TN 38120	Group 05-0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

ROBERT L. FORD AND WIFE, GLENDA FAYE FORD

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIE ESPINO AND JEFFREY ABUEL, BOTH UNMARRIED

, 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:

BEING Lot No. 232 on the Plan of Cherry Hills, Section 4, as shown by plat of record in Plat Book 4460, page 21, 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 Robert L. Ford and Glenda Fay Ford by deed from Elanor D. Birdwell, unmarried of record in Deed Book 7140, page 752, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4512, page 212, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 422 Cedarcliff Road, Antioch, TN 37013
(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 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 my/our hand(s) this 30th day of June, 2000.

Robert L. Ford

Glenda Fay Ford

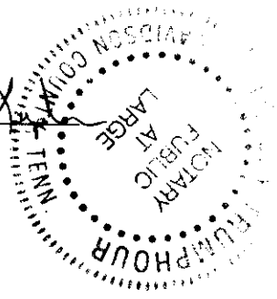
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Robert L. Ford and wife, Glenda Faye Ford the bargainors, 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 this 30th day of June 2000.

My Commission Expires 3/23/02

Notary Public



File Number200006096

RETURN TO:
Cumberland Title Company
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Mt. Juliet, Tennessee 37122