WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/00 09:52 2pgs
Fees:11.00 Taxes:703.00

20001006-0099481

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2000

_____ Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara E. Cavazos (NAME)	SAME (NAME)	131-02-157
710 Ebenway Drive (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205 (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, Dora Smith and Frank E. Outhier and wife, Barbara S. Outhier, as joint tenants with right of survivorship

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

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 the scutherly 25 feet of Lot No. 7 and the northerly 80 feet of Lot No. 8 of Block No. 3 on the Plan of Overton Hills, as of record in Plat Book 843, page 66, Register's Office for said County.

Said parts of Lots Nos. 7 and 8 front together 105 feet on the westerly side of Farrar Avenue and extend back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Clayton Smith and wife, Dora Smith and Frank E. Outhier and wife, Barbara S. Outhier, as joint tenants with right of survivorship by deed from Woodrow H. Hall and wife, Mary L. Hall of record in Book 5469, page 194, Register's Office for Davidson County, Tennessee. Clayton Smith has since died vesting title solely in the names of Dora Smith, Frank E. Outhier and Barbara S. Outhier.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 843, page 66, said Register's Office; and (c) Sewer easement of record in Book 3921, page 503, said Register's Office.

This is improved (X) unimproved ( ) property, known as 4209 Farrar Avenue, Nashville, Tennessee 37215
(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 our hand s this 5th day of October, 2000

X _____
Dora Smith by Barbara Annette Outhier
Attorney-in-fact

X _____
Barbara S. Outhier

X _____
Frank E. Outhier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank E. Outhier and wife, Barbara S. Outhier, as joint tenants with right of survivorship

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 5th day of October, 2000.

Commission expires _____

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

On this 5th day of October, 2000, before me personally appeared **Barbara Annette Outhier,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Dora Smith** and acknowledged that she executed the same as the free act and deed of **Dora Smith.**

Witness my hand and official seal this 5th day of October, 2000.

NOTARY PUBLIC

My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE