Box B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/00 15:31 2pgs
Fees:11.00 Taxes:303.40
20001102-0109043

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF OCTOBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2000.~~ (AFFIX SEAL) 5-26-02

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto P. Estrada	**North American Mortgage Company**	**119-6-259**
(NAME)	(NAME)	
2609 Roscoe Road	**3883 Airway Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Santa Rosa, CA 95403**	
(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, **E. Eugene Workman and wife Marjorie Ray Workman and Roy L. Thomas and wife Patricia A. Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roberto P. Estrada, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plat of the Subdivision of reserved parcels E, F and G of Sterling Heights, Section 7 of record in Plat Book 3700, Page 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to E. Eugene Workman and wife Marjorie Ray Workman by deed of record in Book 7299, Page 131, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Roy L. Thomas and wife, Patricia A. Thomas by E. Eugene Workman as Roy L. Thomas and wife, Patricia A. Thomas Attorney-In-Fact pursuant to recorded Power of Attorney of record ~~in Instrument~~ herewith, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **2609 Roscoe Road, Nashville, TN 37210**
(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 **27th day of October, 2000**.

Roy L. Thomas
Roy L. Thomas By E. Eugene Workman A.I.F.

Patricia A. Thomas
Patricia A. Thomas By E. Eugene Workman A.I.F

E. Eugene Workman
E. Eugene Workman

Marjorie Ray Workman
Marjorie Ray Workman

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 E. Eugene Workman and Marjorie Ray Workman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2000.

Commission expires: 5-26-02

Elizabeth E Spiett
Notary Public

State of Tennessee County of Davidson

On this 27th day of October, 2000 before me personally appeared E. Eugene Workman, the person who executed the foregoing instrument on behalf of Roy L. Thomas and wife, Patricia A. Thomas, and acknowledged that they executed the same as the free act and deed of the said Roy L. Thomas and wife, Patricia A. Thomas, through Power of Attorney granted E. Eugene Workman, by the said Roy L. Thomas and wife, Patricia A. Thomas.

Elizabeth E Spiett
Notary Public

Commission Expires: 5-26-02