STATE OF TENNESSEE
COUNTY OF Davidson

10801

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

William F. Stewart Sarah Dutton

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 11-3-01

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: Humberto Magana Aquilar	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS Map 119-10
(NAME) 2715 Druid Drive	(NAME)	Parcel 58
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37210	(STREET ADDRES)	
(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, William F. Stewart and Sarah Dutton, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Humberto Magana Aquilar and wife, Angelica M. Magana

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. 25 on the Plan of Hidden Acres, of record in Plat Book 1130 at page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to William F. Stewart by deed from Jason N. Pierce, unmarried, of record in Book 11248, page 211, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 01/12/01 13:11 2pgs
Fees:11.00 Taxes:284.90
20010112-0004069

This is improved property known as 2715 Druid Drive, Nashville, TN

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 ~~his~~ their hands this 8th day of January, 2001.

William F. Stewart

Sarah Dutton

William F. Stewart

SarahDutton

10801

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ SPENCER

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

William F. Stewart and Sarah Dutton, Husband and Wife

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Taylorsville Kentucky ~~Tennessee~~, this 8th day of January, 2001.

My commission expires 11-3-01

Notary Public My State at Large

NOTARY PUBLIC STATE AT LARGE KY