Davidson County DEEDWARR
Recvd: 04/12/01 14:19 2pgs
Fees:11.00 Taxes:221.63

20010412-0036103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-26-33

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUAN PADRON	Transland Financial Services Inc	91-2-219
(NAME) 6019 PENNSYLVANIA AVENUE	(NAME) 2700 Westhall Lane Suite 210	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) Maitland FL 32751	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARAH JOYCE ESTES and GREGORY HOWARD ESTES, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN PADRON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 part of block No. 9, on the Plan of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for said County, being the westerly 43-1/2 feet of Lot No. 20 on the unrecorded Subdivision of the Westerly part of block No. 9 as follows:

Beginning at the southeast corner of Pennsylvania Avenue and 61st Avenue No. formerly 20th street; thence with the southerly margin of Pennsylvania Ave., eastwardly 43-1/2 feet; thence at right angles, southwardly 150 feet to the northerly margin of an alley; thence with the said alley, westwardly 43-1/2 feet to the easterly margin of 6lst Avenue North; thence with the said Avenue northwardly 150 feet to the beginning.

Being the same property conveyed to Walter H. Estes from Raymond Hargrove and wife, Elaine Hargrove, by deed of record in Book 10769, page 835, Register's Office for Davidson County, Tennessee. Walter Howard Estes having since died leaving said property to Sarah Joyce Estes, life tenant, and Gregory Howard Estes, remainderman. Walter H. Estes and Walter Howard Estes were one and the same person. (See Will Book 236, page 268, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.)

This is not the principal residence of any of the Grantors herein.
Sara Joyce Estes and Sarah Joyce Estes are one and the same person.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 6019 PENNSYLVANIA AVENUE, NASHVILLE, TN 37209
(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 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 hands this 16th day of **MARCH, 2001**.

Sarah Joyce Estes
SARAH JOYCE ESTES

Gregory H. Estes
GREGORY HOWARD ESTES

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 **Sarah Joyce Estes and Gregory Howard Estes,** 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 at Nashville, Tennessee this 16th day of **March, 2001**.

Commission expires: **October 25, 2003.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public