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Realty Title 48A

WARRANTY DEED

DONNA J. VANDERMEER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires OCT. 25, 2003

Davidson County DEEDWARR
Recvd: 05/04/01 12:38 2pgs
Fees:11.00 Taxes:314.50

20010504-0046269

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2001

Donna J. Vandermeer
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie W. Escamilla (NAME)	Bank of America (NAME)	MAP 135
469 Franklin Limestone Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 29
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Steven C. Stratz and wife, Denise Elizabeth Stratz

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

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being described according to a survey by George Watkins, dated March 14, 1955, as follows:

Beginning at a point in the center line of Franklin Limestone Road being the southeast corner of this tract; thence North 24 deg. East with the center line of Franklin Limestone Road 110 feet to a point; thence North 73 deg. 45' West 666 feet to a poplar tree; thence South 2 deg. 45' West 216.5 feet to a point; thence South 73 deg. 45' East 61.5 feet to a point; thence North 24 deg. East 105 feet to a point; thence South 73 deg. 45' East 525 feet to the point of beginning, being 1.97 acres more or less.

Being the same property conveyed to Steven C. Stratz and wife, Denise Elizabeth Stratz by deed from Steve Stratz of record in Instrument No. 200004270041689, and by deed to Steve Stratz from G. F. Davis of record in Book 6927, page 59, Register's Office for Davidson County, TN.

Subject to right-of-way for Franklin Limestone Road.

Subject to sanitary sewer easement of record in Book 7306, page 106, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 469 Franklin Limestone Road, Nashville, TN 37217
(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 30th day of April, 2001

Steven C. Stratz

Denise Elizabeth Stratz

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 Steven C. Stratz and wife, Denise Elizabeth Stratz

the bargainor, 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 30th day of April, 2001.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public