File 'Box B
#1951

Davidson County DEEDWARR
Recvd: 07/09/01 11:39 2pgs
Fees:13.00 Taxes:481.00
20010709-0072806

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Judi Jo Clayton
Affiant

Subscribed and sworn to before me, this 28th day of June, 2001.

Elizabeth E Triplett
Notary Public
My commission expires: 5-26-02

Address of New Owner:	Send Tax Bills to:	Tax Information
Luis Monterroso 260-262 Cedar Creek Drive Nashville, TN 37211	Transland Financial Svc, Inc. 2180 Westhall Lane, Ste 210 Maitland, FL 32751-7294	173-01-002

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John D. Clegg and wife, Justine M. Clegg, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Luis Monterroso,* hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * married

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cedarwood Estates, Section Two, of record in Plat Book 4860, Page 58, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Together with the easement established by the Joint Driveway Easement of record in Book 5600, Page 246, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John D. Clegg and wife, Justine M. Clegg by deed from Sally Murray Prather (f/k/a Sally O. Murray) and husband, Billie W. Prather, of record in Book 10472, Page 255, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 260-262 Cedar Creek Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 hand this 28th day of June, 2001.

John D. Clegg

Justine M. Clegg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John D. Clegg and Justine M. Clegg, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 28th day of June, 2001.

Catherine R Vass

Notary Public

My Commission expires: 5/30/2004

