Dav. Co. File Box 14-A
jtc file no. 14926-1

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **February, 2002, by and between NANCY S. SUTTON and ROGER C. SUTTON, WIFE AND HUSBAND, hereinafter called Grantors, and WILMER A. ESTRADA, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NANCY S. SUTTON and ROGER C. SUTTON, WIFE AND HUSBAND, Grantors, do hereby bargain, sell, transfer and convey unto WILMER A. ESTRADA, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 902 BEECHMONT, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Nancy S. Sutton
NANCY S. SUTTON
Signature of Seller

Roger C. Sutton
ROGER C. SUTTON
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/25/02 12:46 3pgs
Fees:18.00 Taxes:351.13
20020225-0023715

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, NANCY S. SUTTON and ROGER C. SUTTON, WIFE AND HUSBAND, the within named 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, at office, this **28th** day of February, 2002.

Notary Public

DENISE C.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

WILMER A. ESTRADA

902 BEECHMONT
NASHVILLE, TN 37206

Property Address:

902 BEECHMONT
NASHVILLE, TN 37206

Person Responsible for Taxes:

Map & Parcel #: MAP 83-7, PARCEL 268

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$94,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **February, 2002.**

Notary Public

My Commission Expires:

MR. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: MAY 30 2004
DAVIDSON COUNTY, TN

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Roselawn as of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 73 feet on the westerly side of Beechmont Place and runs back on the northerly line 183.8 feet on the southerly line 177 feet to a dead line on which measures 105 feet.

BEING the same property conveyed to NANCY S. SUTTON and ROGER C. SUTTON, WIFE AND HUSBAND, by Deed from GENEVA MCILWAIN THOMAS BELCHER, of record in Book 6610, page 200, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 83-7, PARCEL 268).

2. All matters as set forth on the Plan of Roselawn, of record in Plat Book 2133, page 1, said Register's Office, which plan includes a 35-foot minimum building setback line from Beechmont Place; a 10-foot public utility and drainage easement along the rear lot line.

WAE