Davidson County DEEDWARR
Recvd: 03/01/02 14:38 2pgs
Fees:13.00 Taxes:394.05

20020301-0026257

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,500.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2002.

Notary Public
My commission expires: 1-8-05

Address of New Owner:	Send Tax Bills to:	Tax Information
Antonio Carlos Postigo	Right Mortgage Company	133-11-0
3838 Sam Boney Drive	106-B West Hill Drive	039.00
Nashville TN 37211	Lebanon, TN 37087	

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, Lexie H. Hagan, Executrix of the Estate of Harold Anthony Jager, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Antonio Carlos Postigo, hereinafter called the Grantees, their successors 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 Lot No. 33 on the Plan of Paragon Mills Subdivision of record in Book 3300, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 33 fronts 53 feet on the easterly side of Sam Boney Drive and runs back between lines, 165.4 feet on the northerly line and 142.9 feet on the southerly line to a dead line on which it measures 89.4 feet .

Being the same property conveyed to Harold A. Jager and wife, Edna Jager by deed from David Erwin and wife, Pamelia Erwin, of record in Book 5229, Page 335, Register's Office for said County. Harold A. Jager and wife, Edna Jager having since died, Edna Jager having predeceased Harold A. Jager. By Will and First Codicil thereto, of Harold A. Jager of record in Instrument No. 2180400793, in the Office of the Davidson County Probate Court Clerk, the Executor was directed to reduce the entire estate to cash, and was further empowered to sell subject property.

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 3838 Sam Boney 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees 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 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 my hand this 15th day of February, 2002.

Lexie H. Hagan, Executrix

Lexie H. Hagan, Executrix of the Estate
of Harold Anthony Jager, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lexie H. Hagan, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Harold Anthony Jager, and that she is authorized by the Estate of Harold Anthony Jager, to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 15th day of February, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

