Davidson County DEEDWARR
Recvd: 03/20/02 10:09 2pgs
Fees:13.00 Taxes:508.75

20020320-0034393

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$137,500.00
X _____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15 DAY OF March, 2002.
_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo S. & Alcira Espinoza 1401 Stratford Avenue Nashville, TN 37216		Map 72.04 Parcel 84

For and in 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,

Anthony Ray Harrell and wife, Christy Harrell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Leo S. Espinoza and wife, Alcira Espinoza

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:

BEING LOT NO. 6 AND THE NORTHERLY 10 FEET OF LOT NO. 5 OF BLOCK "B" ON THE PLAN OF INGLEWOOD GOLF CLUB SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 6 AND THE NORTHERLY PART OF LOT NO. 5 FRONTS TOGETHER 88.5 FEET ON THE EASTERLY SIDE OF STRATFORD AVENUE AND RUNS BACK 179.2 FEET ON THE NORTHERLY LINE AND 171.8 FEET MORE OR LESS, ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 81.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY RAY HARRELL BY WARRANTY DEED FROM RAYMOND J. HARPER AND WIFE, TONYA N. HARPER, DATED NOVEMBER 27, 1984, AND OF RECORD IN BOOK 6435, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 843, Page 65, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1401 Stratford Avenue, Nashville, TN 37216
(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 15 day of March, 2002.

Anthony Ray Harrell _____ Christy Harrell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anthony Ray Harrell and wife, Christy Harrell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076