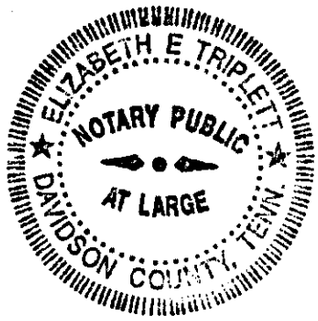
20x13

FILE # 3210

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Dolores Velasquez	CTX Mortgage Company, LLC	33-16-33
(NAME)	(NAME)	
1026 Prim Drive	P.O. Box 199114	
(ADDRESS)	(ADDRESS)	
Madison, Tennnessee 37115	Dallas, TX 75219-9114	
(CITY) (STATE) (ZIP)	(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, Mary Frances Chapman Executrix for The Estate of Floy Lasater, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Dolores Velasquez married, 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:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Primrose Acres Section II of record in Plat Book 2900, Page 44, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 162 begins at a point in the southerly margin of Apple Valley Road, the common front corner of Lot Nos. 162 and 163, thence southwardly 256.0 feet to a common corner of Lots Nos. 161, 162 and 163; thence northwestwardly 242.2 feet with the line between Lots 161 and 162 to a point in the easterly margin of Prim Drive; thence with said margin 161.04 feet to a concrete monument which marks a beginning of a curve with a radius of 25.0 feet; thence around said curve to the North, then to the East 37.71 feet to a concrete monument in the southerly margin of Apple Valley Road.; thence with said margin ~~easterly~~ eastwardly 145.19 feet to the beginning.

Being the same property conveyed to Leo A. Lasater and wife, Floy S. Lasater, by deed of record in Book 3071, Page 115, Register's Office for Davidson County, Tennessee. Leo A. Lasater predeceased Floy S. Lasater. Floy S. Lasater died testate leaving Mary Frances Chapman as executrix to sell this real property for her estate, reference probate docket No. 02P413 Davidson County Probate Court.

unimproved ☐
This is improved ☒ property, known as 1026 Prim Drive, Nashville, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 06/06/02 14:34 2pgs
Fees:13.00 Taxes:462.50



20020606-0069145

Witness our hands this 21st day of May, 2002.

Mary Frances Chapman Executrix for The Estate of Floy Lasater

By: Mary Frances Chapman Executrix

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of May, 2002, before me personally appeared Mary Frances Chapman, the person who executed the foregoing instrument on behalf of The Estate of Floy Lasater and who acknowledged that she executed the same as the executrix of the said Estate of Floy Lasater, through Power granted her by the said will of Floy Lasater.

Witness my hand and official seal at Nashville, Tennessee this 21st day of May, 2002.

Commission expires: May 26, 2002

Notary Public

