State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $37,000.00

Subscribed and sworn to before me, this 3rd day of July, 2002.

Affiant

Notary Public

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires / Notary Expiration

My Commission Expires JULY 30, 2005

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N10966

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Justin Maestas **1626 23rd Avenue North** **Nashville, Tennessee 37208** MAP & PARCEL NO. **018-10-0/354.00**	**Justin Maestas**

Davidson County DEEDWARR
Recvd: 07/09/02 10:25 2pgs
Fees:13.00 Taxes:136.90

20020709-0082303

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged.

Carol J. Ferguson, unmarried

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Justin Maestas, unmarried

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

Being Lot No. 233 on J.M., T.J., and G.W. Harding's Plan of lots in North Nashville as of record in Plat Book 21, Page 80, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 233 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 157 feet to an alley.

INCLUDED BUT EXCLUDED IN THIS CONVEYANCE is property conveyed unto Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Lucian W. Wilkins, unmarried, dated August 13, 1981, recorded August 14, 1981, in Book 5782, Page 538, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto Roger D. Ferguson and wife, Carol J. Ferguson by Warranty Deed from Lucian W. Wilkins, single, dated September 2, 1992, recorded September 8, 1992, in Book 8723, Page 976, of the Register's Office for Davidson County, Tennessee. The said Roger D. Ferguson now being deceased.

THIS IS IMPROVED PROPERTY KNOWN AS: **1626 23rd Avenue North, Nashville, Tennessee 37208.**

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **July 03, 2002** .

Carol J. Ferguson

Carol J. Ferguson, Grantor

State of Tennessee
County of Davidson

On this 3rd day of July, 2002, before me personally appeared **Carol J. Ferguson, unmarried**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

My Commission Expires: Notary Expiration

Notary Public

Warranty Deed