Davidson County DEEDWARR
Recvd: 07/11/02 15:24 2pgs
Fees:13.00 Taxes:399.60

20020711-0083774

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40954**

**WARRANTY DEED**

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 108,000.00.**

Debbie Wiseman

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/19/02

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO.

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **JAIME ORTEZ**<br>**206 Creekside Court**<br>**Nashville, Tennessee 37211** | OWNER | **148-14-59** |

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 **I, NADINE TAYLOR CONDRA,** f/k/a Nadine B. Taylor

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAIME** U. Ortez and wife, Estela Sanchez Ortez a/k/a Estela Sanchez

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. 64, on the Plan of Blanchard Heights Subdivision, as of record in Book 2663, page 63, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 64 fronts 98.91 feet on the northerly margin of the terminus of Creekside court and runs back between lines measuring 249.75 feet on the northeasterly line and 182.1 feet on the southwesterly line to a dead line measuring 120.0 feet thereon.**

**Being the same property conveyed to Johnnie J. Taylor and wife, Nadine B. Taylor by Warranty Deed from James F. Chesney and wife, Sarah A. Coode, of record in Book 8639, page 31, Register's Office for Davidson County, Tennessee. The said Johnnie J. Taylor having since died and Nadine B. Taylor married John F. Condra, Jr. who has since died,** and the said Nadine B. Taylor know being known as Nadine Taylor Condra

This is improved (**X**) property, known as **206 Creekside Court, Nashville, Tennessee 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 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** 28th **DAY OF JUNE, 2002.**

X Nadine Taylor Condra

**NADINE TAYLOR CONDRA**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NADINE TAYLOR CONDRA, A WIDOW, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAIN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.