Box:13
4639

Davidson County DEEDWARR
Recvd: 12/06/02 13:06 2pgs
Fees:13.00 Taxes:364.45

20021206-0150759

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

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $98,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2002.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven M. Eussen	America's Wholesale Lender	103-07-0-023.00
5407 Oakmont Circle	750 Old Hickory Blvd #180	
Nashville TN 37209	Brentwood Tn 37027	

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, **Samuel M. Ballesteros and wife, Cheryl L. Ballesteros**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven M. Eussen,*** 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:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section One, Richland Meadows, of record in Book 2083, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Samuel M. Ballesteros by deed from H.D. Douglas, Jr. and wife Agnes G. Douglas of record in Book 5866, Page 721, Register's Office for Davidson County, Tennessee. Being further conveyed to Samuel M. Ballesteros and wife, Cheryl L. Ballesteros by Quitclaim Deed from Samuel M. Ballesteros of record in Book 7684, Page 795, Register's Office for Davidson County, Tennessee.

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 5407 Oakmont Circle, Nashville, TN 37209

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 22nd day of November, 2002.

Samuel M. Ballesteros

Cheryl L. Ballesteros

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel M. Ballesteros and Cheryl L. Ballesteros, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 22nd day of November, 2002.

Notary Public

My Commission expires: 5/30/04