WARRANTY DEED

ET-03-3785

STATE OF Tennessee

COUNTY OF ~~Davidson~~ ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,250.00

Carmencita R Espada
Affiant

Subscribed and sworn to before me this 10th DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-26-2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmencita R. Espada, an unmarried woman	Carmencita R. Espada	
(NAME)	(NAME)	
2820 Blackwood Drive	2820 Blackwood Drive	108-04-0-A-29.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSICA DEITERS, UNMARRIED

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARMENCITA R. ESPADA, AN UNMARRIED WOMAN
, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 79 on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Deiters, unmarried by Deed from Garry W. Bumgardner dated October 9, 2001 as of record in Instrument Number 20011012-0111396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8067, Page 792, Book 8150, Page 765 and Book 8495, Page 747, By-Laws of record in Book 8067, Page 801 and Book 8150, Page 776; Charter of record in Book 8376, Page 933; and Quitclaim Deeds conveying common area in Book 8400, Page 677, and Book 8543, Page 303, register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2820 Blackwood Drive, Nashville, Tennessee 37214
(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 my/our hand(s) this 10th day of March, 2003.

Jessica Deiters

Davidson County DEEDWARR
Recvd: 03/13/03 10:35 2pgs
Fees:13.00 Taxes:504.13

20030313-0033905

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jessica Deiters , the bargainor (s), with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee, this 10th day of March, 2003.

My Commission Expires: 10 26 2003

TIMOTHY A. [illegible]
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 10th day of March, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW