File #200380024

Davidson County DEEDWARR
Recvd: 04/02/03 09:31 2pgs
Fees:13.00 Taxes:411.63
20030402-0043236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,250.00.

Willie Esaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2003.

Kimberly A. Beaty
Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Esaw and wife, Carmelita Esaw	CTX Mortgage Company, LLC	Map: 33-8-35
(NAME) 206 Cindy Place	(NAME) 216 Centerview Drive, #233	Parcel:
(ADDRESS) Goodlettsville TN 37072	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, MARY BEAVER, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto WILLIE ESAW AND WIFE, CARMELITA ESAW, 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 all of Lot No. 184, on the Plan of Gatewood, Section I, as shown by plat appearing of record in Plat Book 3300, Pages 47-52, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mary Beaver by Warranty Deed of record in Book 10949, Page 474, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 3370, page 121 amended in Book 3398, Page 438; and, any and all matters as shown on plat of record in Plat Book 3300, Pages 47-52; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 206 Cindy Place, Goodlettsville, TN 37072
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 31st day of March, 2003.

Mary Beaver, By: Keith Youngster, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 31st day of March, 2003, before me personally appeared Keith Youngster, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Mary Beaver and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Trust Deed Book *, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 31st day of March, 2003.

* 20030409-0043235

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075