#5575
Box 13

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $93,900.00

Mindy Kilchrer
Affiant

Subscribed and sworn to before me, this 30th day of April, 2003.

Beth Triplett
Notary Public
My commission expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Juan Diaz Escoto	CTX Mortgage Company	060-08-0 096.00
216 Broadmoor	801 94th Ave. N, Ste. 100	
Nashville TN 37216	St. Petersburg, FL 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl Blackman and wife Jenita A. Blackman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Juan Diaz Escoto,** *married hereinafter called the Grantee, his successors 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. 4 on the Plan of Bakerwoods, Section One, of record in Book 7900, Page 694, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl Blackman and wife, Jenita A. Blackman by deed from Thomas E. Stewart, Trustee, of record in Book 9917, Page 505, 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 216 Broadmoor, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors 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. 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/30/03 14:23 2pgs
Fees:13.00 Taxes:347.43
20030530-0073255

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 30th day of April, 2003.

Carl Blackman

Jenita A. Blackman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carl Blackman and Jenita A. Blackman**, 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 30th day of April, 2003.

Notary Public

My Commission expires: 05/30/04

