This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 01/22/04 12:45 2pgs
Fees:13.00 Taxes:364.45
20040122-0008592

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$98,500.00** the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Emily Horne
Affiant

Subscribed and sworn to before me this the **16th day of January, 2004.**

Donera S. Adcox
NOTARY PUBLIC
Commission Expiration: 3/25/2006

DONERA S. ADCOX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNERS:
CHRISTINE ESTES AND HUSBAND, CHESTER FRANKLIN ESTES	CHL-TAX DEPT.,SVE-24 P.O. BOX 10211 VAN NUYS, CA 91410-0211	5000 PEBBLE CREEK DRIVE ANTIOCH, TN 37013
		PROPERTY ADDRESS: 128 RAINS AVENUE NASHVILLE, TN 37203

MAP PARCEL NUMBER
105-7-368

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, VIRGINIA P. PATTON, A WIDOW, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto CHRISTINE ESTES AND HUSBAND, CHESTER FRANKLIN ESTES, ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF RAINS SPRINGS OF RECORD IN BOOK 1, PAGE 109, CHANCERY COURT AT NASHVILLE AT WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO LEWIS H. PATTON AND WIFE, VIRGINIA P. PATTON BY SPECIAL WARRANTY DEED OF FORD CONSUMER FINANCE COMPANY, INC. DATED MARCH 20, 1992 AND RECORDED MARCH 27, 1992 IN BOOK 8585, PAGE 475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LEWIS H. PATTON HAVING SINCE DIED AND PROPERTY IS VESTED SOLELY IN VIRGINIA P. PATTON AS SURVIVING TENANT BY THE ENTIRETY.

This property is known as 128 RAINS AVENUE, NASHVILLE, TN 37203

This property is subject to all encumbrances, easements, restrictive covenants, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this **17th day of December, 2003.**

Virginia P. Patton By Donza B. White attorney-in-Fact
VIRGINIA P. PATTON BY DONZA B. WHITE, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

On this **16th** day of **JANUARY, 2004**, before me personally appeared **DONZA B. WHITE**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **VIRGINIA P. PATTON**, and who acknowledged that such person executed the same as the free act and deed of **VIRGINIA P. PATTON**.

Witness my hand and official seal this the **16th day of JANUARY, 2004.**

M. Donera S. Adcox
Notary Public

My Commission Expires: 3/25/2006

DONERA S. ADCOX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006