**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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Davidson County DEEDWARR
Recvd: 02/02/04 09:29 2pgs
Fees:13.00 Taxes:403.30
20040202-0012194

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 **$109,000.00** the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Helen L. Cain

**Affiant**

Subscribed and sworn to before me this the 28th day of January, 2004.

NOTARY PUBLIC
Commission Expiration:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

# WARRANTY DEED

| NAME OF NEW OWNERS: | PLEASE SEND TAX BILLS TO: | ADDRESS OF NEW OWNERS: |
|---|---|---|
| STEVE T. GRAVES AND WIFE, TORRI B. GRAVES | MORTGAGE LENDERS NETWORK USA, INC. | 856 SANDBURG PLACE NASHVILLE, TN 37214 |
| | 213 COURT STREET, MIDDLESEX CORP. CENTER, 11TH FL. MIDDLETOWN, CT 06457 | PROPERTY ADDRESS: 856 SANDBURG PLACE NASHVILLE, TN 37214 |

**MAP PARCEL NUMBER**
**108-12-266**

**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, HELEN CAIN , AN UNMARRIED WOMAN, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto STEVE T. GRAVES AND WIFE, TORRI B. GRAVES, ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF RESUBDIVISION OF LOTS 11 AND 12 ELMCREST SUBDIVISION OF RECORD IN BOOK 8250, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 11 FRONTS 71.50 FEET ON THE WESTERLY MARGIN OF SANDBURG PLACE AND EXTENDS BACK 186.67 FEET ON THE NORTHERLY LINE AND 166.85 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 51.09 FEET THEREON.**

**BEING THE SAME PROPERTY CONVEYED TO HELEN CAIN, UNMARRIED BY WARRANTY DEED OF RUTH M. MASSEY, A WIDOW DATED MAY 28, 1999 AND RECORDED JUNE 2, 1999 IN BOOK 11508, PAGE 429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This property is known as 856 SANDBURG PLACE, NASHVILLE, TN 37214**

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

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**This property is known as 856 SANDBURG PLACE, NASHVILLE, TN 37214**

**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 28th **day of JANUARY, 2004.**

Helen Cain

**HELEN CAIN**

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELEN CAIN,** with whom I am personally acquainted, and who acknowledged that **She** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th **day of JANUARY, 2004.**

Notary Public

My Commission Expires: 2/27/2005

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005