File Box 8

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/23/04 13:54 2pgs
Fees:13.00 Taxes:954.60
20040223-0020347

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 258,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2004
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Juarez	SunTrust Mortgage, Inc.	MAP 171-8-A
(NAME)	(NAME)	
604 Expedition Court	201 4th Avenue North/7th Floor	PARCEL 93
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Eleanor R. Alexander Qualified Residence Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Juarez and wife, Patricia K. Juarez

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, TN, Being Lot No. 93 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eleanor R. Alexander Qualified Residence Trust by quitclaim deed from Eleanor R. Alexander of record in Book 10737, page 962, said Register's Office.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 950, said Register's Office, with Plan shows a 30 foot minimum building setback line from Expedition Court together with a designated building site, and a 15 foot easement for public utility and drainage purposes along the southerly front line(s) of said lot and a 20 foot utility and drainage easement located on the rear line of said lot. The Declaration of Covenants, Conditions, and Restrictions of record in Book 7138, page 365; Book 7430, page 784, as amended in Book 7565, page 57; Book 7824, page 254; Book 7897, page 576; Book 7637, page 925, as amended in Book 8313, page 932; and Book 10775, page 37, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 604 Expedition Court, Brentwood, TN 37027
(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 hand this 19th day of February, 2004

Eleanor R. Alexander Qualified Residence Trust
By: Eleanor R. Alexander, Trustee
Eleanor R. Alexander, Trustee

Eleanor R. Alexander
Eleanor R. Alexander, Individually

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, R.L. Moore, a Notary Public in and for said County and State, the within named Eleanor R. Alexander

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of February, 2004.

Commission expires July 24, 2004

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Eleanor R. Alexander** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Eleanor R. Alexander Qualified Residence Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Eleanor R. Alexander** as such **Trustee**.

Witness my hand and official seal at **Brentwood, Tennessee**, this 19th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 7/24/04

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE