WARRANTY DEED

ET-04-4945

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Robertson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Maria Esquilla
Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2004.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 03/15/04 10:57 2pgs
Fees:13.00 Taxes:444.00
20040315-0029198

~~THIS INSTRUMENT WAS PREPARED BY~~
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Esquilla and Chris Esquilla, married	AmeriTrust Mortgage	
(NAME)	(NAME)	
4135 Grays Point Rd.	14045 Ballantyne Corporate Place Ste 200	029-00-O-130.00
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Charlotte, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROL SUE SLADE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARIA ESQUILLA AND CHRIS ESQUILLA, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

(CB) Davidson

Land in the 14th, formerly the 24th Civil District of ~~Davidson~~ County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, on October 3, 1959, as follows:

Land designated on said survey as Lot No. 3, lying on the south side of Graves Point Road, beginning at a point in the center of Graves Point Road, the northeast corner of the property conveyed to J.W. Gary and wife by deed of record in Book 3217, page 471; thence along the center of said road, South 61 degrees 45' East 170 feet to a pont; thence South 8 degrees West 485 feet to a point in the line of John Aita; thence North 88 degrees West 135 feet to a point, the southeast corner of J.W. Gary's land; thence with Gary's east line North 5 degrees 30' East 561 feet to the point of beginning, containing 1.77 acres, more or less.

Being the same property conveyed to Carol Sue Slade by Quitclaim Deed from George Putnam, dated October 21, 1995 as of record in Book 9837, Page 699, Register's Office for Davidson County, Tennessee.

Subject to restrictions as of record in Book 9837, Page 698, Register's Office for Davidson County, Tennessee.

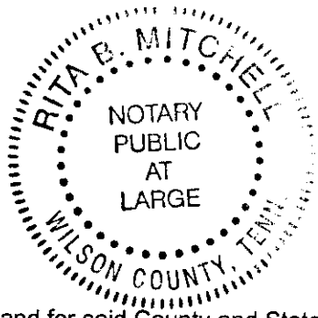
This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 4135 Grays Point Rd., Joelton, Tennessee 37080
(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/our hand(s) this 27th day of February, 2004.

Carol Sue Slade
Carol Sue Slade



STATE OF Tennessee
COUNTY OF ~~Davidson~~ Robertson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Carol Sue Slade , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Joelton, Tennessee, this 27th day of February, 2004.

My Commission Expires: 6-17-07

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 27th day of February, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW