Davidson County DEEDWARR
Recvd: 04/30/04 09:49 2pgs
Fees:13.00 Taxes:462.13

20040430-0049126

WARRANTY DEED

B-VRE-04-2304

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott V. Esteran	SUNTRUST MORTGAGE INC (NAME)	
2304 Carter Avenue (ADDRESS)	P.O. BOX 79041 (ADDRESS)	83-4-169
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	BALTIMORE, MD 21279 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CANDACE M. MURPHY UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT V. ESTERAN UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Lot Number 52 on the original Plan of Brownsville, of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Carter Street, 11.67 poles of 192.555 feet easterly from the center of Johnson Street, being the northeast corner of a part of said lot conveyed by J. W. Pollers and wife to Moore & Sons Transfer & Lumber Company, by deed of record in Book 565, page 189, said Register's Office, and being the Northwest corner of part of said Lot formerly owned by Bettie Gruver thence with her west line southerly 415.65 feet, more or less, to O.W. Moore's Northeast corner; thence with his north line, westerly 60 feet; thenc northerly 415.65 feet, more or less, to the center of Carter Street; thence with the center of said street; easterly 60 feet to the beginning, being 60 feet of the east side of Moore & Sons Transfer & Lumber Company's lot, and including about 12.445 feet of the East sid oe Moore & Keith Lumber Company's Lot.

Being the same property conveyed to Candace M. Murphy by Cash Deed dated 9/29/03 and filed for record 10/6/03 as Instrument No. 20031006-0147198, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2304 Carter Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of April, 2004.

Candace M. Murphy by Kathryne A. Lee
Candace M. Murphy

STATE OF Tennessee
COUNTY OF Davidson

Before me, Deena L. O'Brien the undersigned, a Notary Public in and for said County and State, personally appeared CATHRYNE M. Hall, 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 Candace M. Murphy and acknowledged that he/she executed the same as the free act and deed of the said Candace M. Murphy.

Witness my hand and official seal at
Davidson Cty, TN
on this the 22nd day of April, 2004.

NOTARY PUBLIC

My Commission Expires: _____



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903