Davidson County DEEDWARR
Recvd: 06/22/04 09:29 2pgs
Fees:13.00 Taxes:405.43

20040622-0073488

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,575.00

Affiant Jesse L Crite Jr

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lewis C.A. Camargo	First Horizon Home Loan Corporation	Map 133
412 Benita Drive	1555 West Walnut Lane, #200	Group 12
Nashville, TN 37211	Irving, TX 75038	Parcel 42

FOR AND IN 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

Jesse L. Crite, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lewis C.A. Camargo and wife, Juanita N. Foster
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:

BEING Lot No. 104, on the Plan of Windsor Park, of record in Plat Book 3600, Page 64, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jesse L. Crite, Jr. by deed from Doreen J. Swan, of record in Instrument 20010523-0053827, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3792, Page 445, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 64, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 412 Benita Drive, Nashville, TN 37211

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 16th day of June, 2004.

Jesse L. Crite, Jr. Jesse L Crite Jr

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse L. Crite, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2004.

My Commission Expires: 01/27/07

Notary Public

