Davidson County DEEDWARR
Recvd: 06/24/04 13:27 2pgs
Fees:13.00 Taxes:216.45

20040624-0075240

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 $ 58,500.00

Estevan Valdez III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

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:
Shelia Y. Fuller	First Horizon Home Loan	Map 107
953 Coarsey Drive	4000 Horizon Way	Group 13-0-A
Nashville, TN 37217	Irving TX 75063	Parcel 53-CO

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 Estevan Valdez, III hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Shelia Y. Fuller 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:

A certain condominium in Davidson County, Tennessee, described as follows, to wit:

BEING Unit No. 953, on the Plan of Four Maples Condominiums, of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Estevan Valdez, III, unmarried,by deed from Becky E. Isenberg Petty and husband, Thomas Petty, of record in Book 11339, Page 729, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5657, Page 438; Book 5660, Page 185; Book 9263, Page 512; Book 5657, Page 477, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 283, 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 953 Coarsey Drive, Nashville, TN 37217

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 12th day of April, 2004.

Estevan Valdez III
Estevan Valdez, III

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 Estevan Valdez, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2004.

My Commission Expires: 1-27-07

NOTARY PUBLIC

