PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: km Title No: 45662

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/04 14:33 2pgs
Fees:13.00 Taxes:799.39
20040702-0079336

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Varina Stanton Buntin 1419 Clifton Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-12-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$216,050.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clinton Colmenares** and spouse, **Patricia C. Colmenares,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Varina Stanton Buntin**, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Hawthorne Subdivision, of record in Book 1424, page 22, Register's Office for said County.

Said Lot No. 24 fronts 70 feet on the southerly margin of Clifton Avenue and extends back 208.5 feet on the easterly line and 218 feet on the westerly line to a dead line in the rear, measuring 707 feet thereon.

Being the same property conveyed to Patricia J. Curtsinger by deed from Mark Joseph Sadlowski, unmarried, of record in Book 10131, Page 454, said Register's Office. By Quitclaim Deed of record in Document No. 20030127-0010410, Patricia C. Colmenares, formerly Patricia J. Curtsinger, conveyed subject property to Clinton Colmenares and wife, Patricia C. Colmenares, Register's Office for Davidson County, Tennessee

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 22, said Register's Office, which Plan shows a 60 foot minimum building setback line from Clifton Avenue and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 1419 Clifton Lane, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2004 .

Clinton Colmenares

Patricia Colmenares

State of TENNESSEE

County of WILLIAMSON

On this 30th day of June, 2004 , before me the undersigned authority, personally appeared **Clinton Colmenares and Patricia Colmenares** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $216,050.00

Affiant

Sworn and subscribed before me this 30th day of June, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public