PREPARED BY:
~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP**43067**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,200.00.**

Pamela Jo Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 30th **DAY OF JUNE, 2004.**

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES: 12/09/07

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
AGUSTIN SERRANO	COUNTRYWIDE HOME LOANS, INC.	119-14-355
193 Radnor Street	4500 PARK GRANADA	6DA 30327
Nashville, TN 37217	CALABASAS, CA 91302-1613	

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, SHIRLEY EDMONDS, LAURA NOTGRASS, FRED DUER and DAN DUER, being all of the heirs at law of EVA DEAN DUER, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AGUSTIN SERRANO**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lot No. 2 on the recorded plan in Book 4350, Page 75 of the Register's Office as surveyed by Emery L. Miller, Jr. dated February 17, 1970, and more particularly described as follows:

Said Lot No. 2 fronts 70 feet on the southerly margin of East Radnor Street and runs back 175.50 feet on the west line and 176.75 feet on the east line to a rear line which measures 70.1 feet.

Being the same property conveyed to Estel M. Duer and wife, Eva Dean Duer, by deed from Boone Sullivan and wife, Velma William Sullivan, of record in Book 4399, page 987, Register's Office for Davidson County, Tennessee. The said Estel M. Duer having died, leaving Eva Dean Duer, as surviving tenant by the entirety. The said Eva Dean Duer is now deceased.

Unimproved ( )
This property is improved (X) known as 193 Radnor Street, Nashville, Tennessee 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 our hands this 30th day of June, 2004.

Shirley Edmonds
SHIRLEY EDMONDS

Laura E. Notgrass
LAURA NOTGRASS

Fred L Duer
FRED DUER

Dan Duer
DAN DUER

Davidson County DEEDWARR
Recvd: 07/14/04 13:28 2pgs
Fees:13.00 Taxes:367.04

20040714-0083934

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 SHIRLEY EDMONDS, LAURA NOTGRASS, FRED DUER and DAN DUER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30TH day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

