Davidson County DEEDWARR
Recvd: 07/28/04 10:24 2pgs
Fees:13.00 Taxes:684.50

20040728-0090153

WARRANTY DEED

B-AFG-04-1602

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

LAURA SHOMO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Demetra Estep	Michigan Fidelity Acceptance	
1602 B 5th Avenue North (ADDRESS)	(NAME) 25800 Northwestern Highway, Suite 875 (ADDRESS)	82-5-A-2 CO
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (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 JOYCE PAGE AND JOSEPH L. PERRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEMETRA ESTEP, 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:

Land in Davidson County, Tennessee, being Lot No. 2, Unit B of the Joseph L. Perry Subdivision of record in Instrument Number 20010102-0000290, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Joyce Page and Joseph L. Perry, both unmarried, by Deed dated July 29, 1999 and filed for record on August 4, 1999 in Book 11604, Page 212, Register's Office for Davidson County, Tennessee.

Said Power of Attorney for Joyce Page also known as Joyce E. Page is of record in Instrument No. 20030321-0037556, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 20010102-0000290 and 20010103-0001121, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1602 B 5th Avenue North, Nashville, Tennessee 37208
(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 21st day of July, 2004.

Joyce Page by Joseph Perry Atty-in-fact
Joyce Page by Joseph L. Perry,
attorney-in-fact

Joseph L. Perry
Joseph L. Perry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph L. Perry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of July, 2004.

Notary Public

My Commission Expires: 7-19-08

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph L. Perry, 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 Joyce Page and acknowledged that he/she executed the same as the free act and deed of the said Joyce Page.

Witness my hand and official seal at
Nashville, TN
on this the 21st day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

D.G.