01

Realty
48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1187 Old Hickory Blvd., Suite 100**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 08/03/04 13:31 2pgs
Fees:13.00 Taxes:227.55

20040803-0092851

ROSE T. JAMES
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES:
JUNE 21, 2005

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $61,500.00**

**Affiant**

**Subscribed and sworn to before me, this 29th day of July, 2004.**

**Notary Public**
**My commission expires:**

**01-0407-24741**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Edwin Acosta | New Equity Financial Corp. | 161-05-0-A-008.00CO |
| 712 Ashlawn Place | 420 S. Hurstbourne Pkwy., #301 | |
| Nashville TN 37211 | Louisville, KY 40222 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian L. Payne, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Edwin Acosta and wife, Angeline Acosta**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. A-12, on the Plan of Ashlawn Place Condominiums, as shown as Exhibit A-2 to the Master Deed in Book 6607, Page 596 and amended in Book 7168, Page 550, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian L. Payne, an unmarried man, by deed from Kristina A. Davis and Michael W. Irwin, of record in Instrument No. 20030724-0103776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 712 Ashlawn Place, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2004.

Brian L. Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian L. Payne, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of July, 2004.

Notary Public

ROBERT J. AMES
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JUNE 21, 2005

My Commission expires