Davidson County DEEDWARR
Recvd: 08/26/04 12:56 2pgs
Fees:13.00 Taxes:310.80

20040826-0103440

WARRANTY DEED

G-CTX-04-410

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

Subscribed and sworn to before me this 20th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

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
Sam Casarez, Jr.	CTX Mortgage Company	
410 Dennywood Drive	(NAME) 801 94th Avenue North	84-11-13
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(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 ALLISON OSBORNE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAM CASAREZ, JR. AND WIFE, LORI CASAREZ, 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. 80 on the Map of Maplecrest Subdivision, as record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Dennywood Drive at the common corner of Lots Nos. 79 and 80; thence in a northerly direction along the westerly margin of Dennywood Drive, 90 feet to a point; thence continuing in a northerwesterly direction around a curve, 31.42 feet to a point on the southerly margin of Modena Court; thence in a westerly direction along the southerly margin of Modena Court, 90 feet to the common corner of Lots Nos. 80 and 81; thence in a southerly direction along the line between Lots Nos. 80 and 81, 133.4 feet to the common corner of Lots Nos. 79 and 80; thence in an easterly direction along the line between lots Nos. 79 and 80, 154.2 feet to the point of beginning.

Being the same property conveyed to Allison Osborne by Quitclaim Deed dated May 1, 2000 and filed for record on May 9, 2000 in Instrument Number 20000509-0046774, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Phyllis Ramsay, Trustee for Allison Osborne, by Deed dated August 31, 1982 and filed for record on September 8, 1982 in Book 5935, Page 6, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 1835, page 27-28, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 410 Dennywood Drive, Nashville, Tennessee 37214
(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 20th day of August, 2004.

Allison Osborne

STATE OF Tennessee
COUNTY OF Davidson

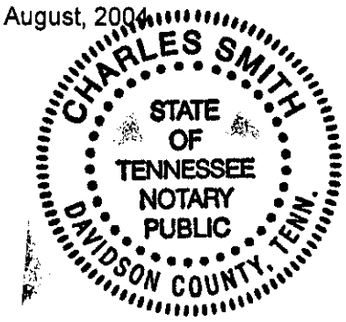
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison Osbourne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 20th day of August, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903