BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 09/09/04 10:32 2pgs
Fees:13.00 Taxes:647.50
20040909-0109040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Ashley C. Cavazos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2004.

Brenda S. Lane
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Brenda S. Lane NOTARY PUBLIC State of Tennessee

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara E. Cavazos	SAME	Map 103-09
(NAME) 5808 Vine Ridge Dr.	(NAME)	Parcel 90.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **GWENDOLYN D. CURTIS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY D. CAVAZOS AND WIFE, TARA E. CAVAZOS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 92 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, Page 96, Register's Office for said County. Said Lot No. 92 fronts 150 feet on the northerly side of Vine Ridge Drive and extends back 191.9 feet on the easterly line and 180 feet on the westerly line to a dead line, measuring 150.76 feet thereon.

Being the same property conveyed to Robert S. Curtis and wife, Gwendolyn D. Curtis by deed from Robert L. Buckham and wife, Faye N. Buckham, dated October 7, 1969, of record in Book 4371, Page 396, in the Register's Office for Davidson County, Tennessee. The said Robert S. Curtis has since died with his interest passing to his wife, Gwendolyn D. Curtis, by reason of their tenancy by the entirety.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 2133, page 96, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5808 Vine Ridge Dr., Nashville, TN 37205
(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 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.

Jennifer C. Curtis does hereby authorize and sign in behalf of Gwendolyn D. Curtis as her attorney-in-fact pursuant to Power of Attorney recorded in Instrument No. 20040909 - 0109039 Register's Office for Davidson County, Tennessee.

Witness my hand this 8th day of September, 2004.

GWENDOLYN D. CURTIS
Gwendolyn D. Curtis
by Jennifer C. Curtis
BY: JENNIFER C. CURTIS, Attorney in Fact

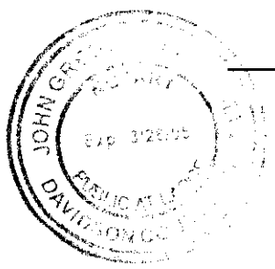
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Jennifer C. Curtis, 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 Gwendolyn D. Curtis, and who acknowledged that she executed the same as the free act and deed of Gwendolyn D. Curtis.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2004.

Commission expires:



Notary Public