Davidson County DEEDWARR
Recvd: 11/16/04 11:53 2pgs
Fees:13.00 Taxes:299.70

20041116-0137439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-3503

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2004.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessie Cervantes	AmSouth Bank	83-7
(NAME)	(NAME)	
323 Rosebank Avenue	2050 Parkway Office Circle	251
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37206	Birmingham, AL 35244	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Estate of Roy C. Warren, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessie Cervantes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of RoseLawn Subdivision, of record in Book 2133, page 1, Register's Office for said County.

Said Lot No. 7 fronts 82 feet on the southerly side of Rosebank Avenue and runs back between lines 131 feet on the west line and 130 feet on the east line to a dead line on which it measures 62 feet.

Being the same property conveyed to Roy C. Warren by deed of record in Book 4995, page 16, Register's Office for Davidson County, Tennessee. The said Roy C. Warren having since died. Order of the Seventh Court for Davidson County, Tennessee, Probate Division, Case No. 04P-913 found that Roy C. Warren was survived by the following heirs at law: Phillip M. Warren, Lucile W. Eck, Joel Warren, Charles E. Warren, Robert Warren, Mike Warren, Debra Warren, Danny Warren, and Joey Warren, who all convey this property.

This is improved property known as 323 Rosebank Avenue, Nashville, TN 37206

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 their hand s this 12th day of November, 2004.

Phillip M. Warren

Lucile W. Eck, by Phillip M. Warren, Attorney-in-Fact

Joel Warren, by Phillip M. Warren, Attorney-in-Fact

Charles E. Warren, by Phillip M. Warren, Attorney-in-Fact

Robert Warren, by Phillip M. Warren,
Attorney-in-Fact

Mike Warren, by Phillip M. Warren,
Attorney-in-Fact

Debra Warren, by Phillip M. Warren,
Attorney-in-Fact

Danny Warren, by Phillip M. Warren,
Attorney-in-Fact

Joey Warren, by Phillip M. Warren,
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Phillip M. Warren, to me known to be the person who executed the foregoing instrument on behalf of Lucile W. Eck, Joel Warren, Charles E. Warren, Robert Warren, Mike Warren, Debra Warren, Danny Warren and Joey Warren, and who acknowledged that he executed the same as the free act and deed of the said Lucile W. Eck, Joel Warren, Charles E. Warren, Robert Warren, Mike Warren, Debra Warren, Danny Warren and Joey Warren.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 4/10/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Phillip M. Warren, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 4/10/06