THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,20),000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2004 Notary Public MY COMMISSION EXPIRES: 5-24-08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/13/04 11:25 2pgs
Fees:13.00 Taxes:4440.00
20041213-0147761

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcel R. Estopinal	SunTrust Mortgage, Inc.	MAP 116-7
17 Lynnwood Lane	201 Fourth Ave. North, 7th Floor	PARCEL 127
Nashville, TN 37205	Nashville, TN 37219	
(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, WE, **Harriet P. Pickens**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcel R. Estopinal and wife, Wendy B. Estopinal**

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Pickens Subdivision of record in Book 6250, page 605, Registers office for Davidson County, Tennessee; and the westerly 25 feet of Dupont Street which was closed by Ordinance No. 90-11 by the City of Belle Meade on December 19, 1990, described as follows:

Said Lot No. 2 and the westerly 25 feet of Dupont Street, which was closed by Ordinance No. 90-11 by the City of Belle Meade, front together 200 feet on the northerly margin of Second Street ad runs back between parallel lines, 250 feet to a dead line in the rear, measuring 200 feet.

Being the same property conveyed to Harriet Palmer Pickens by general warranty deed from Mamie L. Warner, a widow, of record in Book 2593, page 348, Registers office for Davidson County, Tennessee, and by Quitclaim Deed from T. Scott Fillebrown and wife Lavinia J. Fellebrown, John W. Clay and wife Anne C. Clay and acknowledged by the City of Belle Meade of record in Instrument No. 20041115-0136838, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

() IMPROVED property known as **17 Lynnwood Lane, Nashville, TN 37205.**

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 _____ hand( ) this the 29th day of October, 2004.

x Harriet P. Pickens
Harriet P. Pickens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harriet P. Pickens** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2004.

My Commission expires 5-24-08

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2004.

My Commission expires _____

Notary Public