RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43661

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/05 14:45 2 pgs
Fees:13.00 Taxes:362.60

20050228-0021757

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201 My Commission Expires MAR. 25, 2006

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin L. Espinosa	Pinnacle Financial Corporation DBA Tristar Lending	59-10-190
3837 Dubois Drive	2611 Technology Drive	
Nashville, TN, 37207	Orlando, FL 32804	

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, I/WE,

Virginia Taylor, a widow

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

Martin L. Espinosa and Renita J. Weems, husband and wife

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. 395 on the Plan of Haynes Manor, Section 3, of record in Plan Book 4175, Page 11, Register's Office for said County.

Said Lot No. 395 fronts 75 feet on the Northwesterly side of Dubois Drive and extends back 179 feet on the Northeasterly line and 173.1 feet on the Southwesterly line to a dead line in the rear of which it measures 75.25 feet.

Being the same property conveyed to Virgina Taylor, a widow, by Quitclaim Deed from William Franklin Henderson of record in Instrument No.: 20030731-0108755; by Quitclaim Deed from Virginia Taylor to William Franklin Henderson of record in Instrument No.: 20021210-0152348; by Warranty Deed from I. B. Rosenblum and wife, Brenda Rosenblum, of record in Book 4585, Page 875; and by Divorce Decree of record in Minute Book 105A, Page 413, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3837 Dubois Drive, Nashville, TN 37207

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 my/our hand(s) this 18th day of February, 2005

Virginia Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Virginia Taylor, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2005

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006