FILE BOX 8

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 $ 580,000.00. Jennifer Hanchey Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2005 Deborah Gail Johnson Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel C. Devaney	LINMAC Financial d/b/a Paramount Mtg.	MAP 130-11-0
3905 Wayland Drive	1300 S. University Drive 318	PARCEL 115
Nashville, TN 37215	Fort Worth, TX 76107	
(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, **Marcel R. Estopinal and wife WendyB. Estopinal**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel C. Devaney and wife, Heather M. Devaney**

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

Land in Davidson County, Tennessee, being Lot No. 18 as shown on the Resubdivision of Lots 18 and 19 Tyne Meade, Section IV of record in Book 6050, page 538, Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marcel R. Estopinal by deed from William J. Robertson, Jr. and wife Victoria G. Robertson of record in Book 9561, page 228, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Taxes for 2005, and subsequent years; The Plan with Owners Certificate, of record in Plat Book 6050, page 538, said Registers office, which Plan shows a 75 foot minimum building setback line from Wayland Drive and a 10 foot easement for drainage purposes along the westerly and southerly rear line(s) and a 5 foot drainage easement located on the easterly line of said lot.

This is () UNIMPROVED

(X) IMPROVED property known as **3905 Wayland Drive, Nashville, TN 37215.**

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 22nd day of March, 2005.

MRE
Marcel R. Estopinal

Wendy B. Estopinal
Wendy B. Estopinal

Davidson County DEEDWARR
Recvd: 03/28/05 14:26 2 pgs
Fees:13.00 Taxes:2146.00
20050328-0032865

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 **Marcel R. Estopinal** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of March, 2005.

My Commission expires 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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 **Wendy B. Estopinal** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of March, 2005.

My Commission expires 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public