WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

X Gayle L Vihon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF October, 2008

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory Attorney At Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gayle L. Vihon (NAME)	Regions Mortgage (NAME)	MAP AND PARCEL
4211 Park Avenue (ADDRESS)	Department 2520 P.O. Box 2153 (ADDRESS)	09116018400
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35287-2520 (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, Ruben J. Estevez

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

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 Land in Davidson County, Tennessee, being the westerly 75.0 feet of the northerly 150.0 feet of Block No. 2 on the Plan of Charlotte Park Company's First Addition as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said part of Block 2 fronts 75.0 feet on the southerly side of Park Avenue, formerly First Avenue and runs back between parallel lines with the easterly margin of 43rd Avenue North, formerly Second Street, 150.0 feet to an alley.

Being the same property conveyed to Ruben J. Estevez, unmarried from Jaqueline J. Strake, unmarried by Warranty Deed of record as Instrument Number 200002030011677, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, ALSO SUBJECT TO the Plan of Charlotte Park Company's First Addition as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

Davidson County DEEDWARR
Recvd: 10/08/08 11:30 2 pg
Fees:13.00 Taxes:1091.50

20081008-0102086

unimproved ( )
This is improved (X) property, known as 4211 Park Avenue, Nashville, TN 37209
(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.

Witness my hand this 6th day of October 2008

Ruben J. Estevez

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 Ruben J. Estevez

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, Witness my hand and official seal at Madison, Tennessee, this 6th day of October, 2008.

Commission expires March 20, 2010

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public