BOOK 4959 PAGE 279

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOSE L. RUIZ (NAME)	Collateral Investment Co. (NAME)	27-W26430 & 27W 26435 Map 72-13 Parcel 220& 220.1
944-A Strouse Ave. (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Ave. North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Birmingham, Ala. 35203 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------and no/00---------- *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book ____, Page _____ Register's Office for Davidson County, Tennessee, which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.

WE, JACKIE D. MC MURTRY AND WIFE, VIRGINIA J. MC MURTRY, hereinafter called Grantor
have this day bargained and sold, and do hereby transfer and convey unto the said
JOSE L. RUIZ AND WIFE, JANIE M. RUIZ, as tenants by the entirety, hereinafter called Grantee, their
(successors), heirs and assigns,
certain real estate in Davidson *Tennessee, as follows:*

Being Lot No. 182 on the Plat of Trevecca Subdivision, of Renraw, as of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 182 fronts 50 feet on the southerly side of Strouse Avenue and runs back 248.1 feet on the east line and 249.0 feet on the west line to an alley and shows 50 feet on said alley.

BEING the same property conveyed to Jackie D. McMurtry and wife, Virginia J. McMurtry by deed from Ray W. Key, et ux, as of record in Book 4880, Page 170, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 14,725.55
Robert R. Young
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF October 1975
Deputy Register

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 3 day of Oct, 19 75

x Jackie D. McMurtry
(JACKIE D. MC MURTRY)

x Virginia J. McMurtry
(VIRGINIA J. MC MURTRY)

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STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, HUGH RAY YOUNG, *a Notary Public in and for said County and State,* JACKIE D. MC MURTRY AND WIFE, VIRGINIA J. MC MURTRY

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Hendersonville *Tennessee, this* 3 *day of* Oct. *19*75.

Commission expires 6-6-78 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Commission expires ..... *Notary Public*

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 14793.55

Subscribed and sworn to before me, this the 3 day of Oct. 19 75

My commission expires: 2-2-78 (Affix Seal)

Affiant

Notary Public

OCT-75	CONV	14,793.55			
OCT-75	S'TAX		A*	38.48	
OCT-75	PR'FEE		A*	.50	
OCT-75	W'DEED		A*	4.00	* 42.98

WARRANTY DEED

FROM

JACKIE D. MC MURTRY, ET UX

TO

JOSE L. RUIZ, ET UX

D 18851

INDEXING REFERENCE

OCT 7 11 47 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989