BOOK 7846 PAGE 321

BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Rondal W. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1989.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rondal W. Davis (NAME)	Associates National Mortgage Corp. (NAME)	Map 147-16
4909 Madeline Drive (STREET ADDRESS OR ROUTE NUMBER)	250 East Carpenter Freeway (STREET ADDRESS)	Parcel #115
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Irving, TX 75062 (CITY) (STATE) (ZIP)	

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, WE, Kervin L. Ruiz and wife, Lydia Ruiz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rondal W. Davis and Debbie K. Johnson, both unmarried

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. 318 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 318 fronts 88 feet on the westerly margin of Madeline Drive and extends back 210 feet on the northerly line and 129.1 feet on the southerly line to a dead line in the rear, measuring 119.6 feet thereon.

Being the same property conveyed to Kervin L. Ruiz and wife, Lydia Ruiz by deed from Tommy McGee and wife, Louise McGee of record in Book 7253, page 455, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7253, page 458 , Register's Office for Davidson County Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 4909 Madeline Drive Nashville, TN 37211
(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 our hands this 5th day of May, 1989

Kervin L. Ruiz

Lydia Ruiz

BOOK 7846 PAGE 322

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ PALM BEACH County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kervin L. Ruiz and Lydia Ruiz

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BARNETT BANK, Palm Beach, FL, ~~Tennessee~~, this 5th day of May 1989.

Commission expires NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP FEB 9,1993 BONDED THRU GENERAL INS UND

Katherine I. Fahrst
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Kervin L. Ruiz and wife, Lydia Ruiz

TO

Rondal W. Davis and Debbie K. Johnson, both unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

3411

3507 05/22 0101 03CHECK 202.85

89 MAY 22 PM 4:46

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7846 PAGE 323

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 59500.00
CON TX 193.65
ERR: CO
CON TX 193.65-
CON TX 196.35
PRFEE 0.50
MTGFEE 6.00
TOTAL 202.85
CHECK 202.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/89 01 13:45 0001 8507

3 4 9 — MAY 22 1 46 PM '89 — —

No. 211897