BOX 7

95 FEB 24 PM 2:37

36957

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9693 PG 523

THIS INDENTURE, made and entered into as of the **22nd** day of **February, 1995** by and between

CARLOS L. ARTEAGA and HILDA D. ARTEAGA, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

RONALD C. DEARDORFF and SHERRY G. DEARDORFF, HUSBAND AND WIFE ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 229 ON THE PLAN OF REVISED, PHASE 6, HEARTHSTONE, OF RECORD IN BOOK 6250, PAGE 991, 994 REVISED IN BOOK 6900, PAGE 254 AND 255, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARLOS L. ARTEAGA AND WIFE, HILDA D. ARTEAGA BY DEED FROM RADNOR HOMES, INC. OF RECORD IN BOOK 7592 PAGE 425 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Carlos L Arteaga
CARLOS L. ARTEAGA

Hilda D Arteaga
HILDA D. ARTEAGA

BOOK 9603 PG 524

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CARLOS L. ARTEAGA and HILDA D. ARTEAGA, HUSBAND AND WIFE** , the within named bargainors, 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, at office, this **22nd** day of **February, 1995**.

Notary Public

Commission Expiration: 5/23/98

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$203,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

4777 02/24 0101 03CHECK 760.10

Affiant

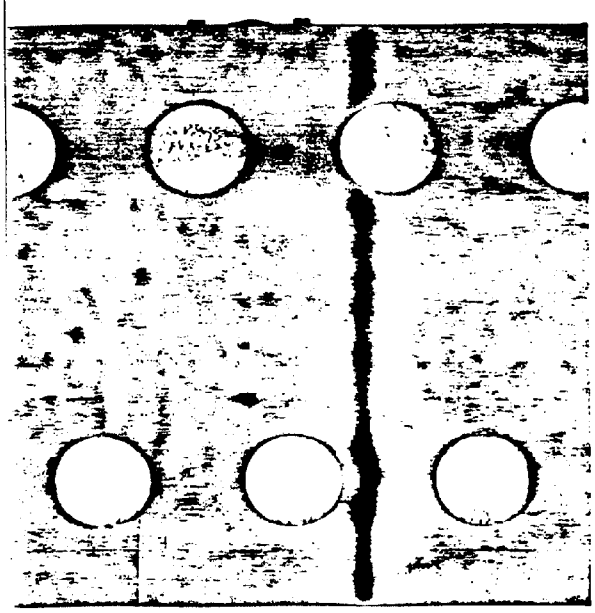
Subscribed and sworn to before me this **22nd** day of **February, 1995.**

Notary Public

Commission Expiration: 5/23/98

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	NASHVILLE BANK OF COMMERCE 2323 21ST AVENUE SOUTH NASHVILLE, TN. 37212	6036 MANOR PLACE BRENTWOOD, TN 37027 MAP PARCEL NUMBER 160-12-188



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

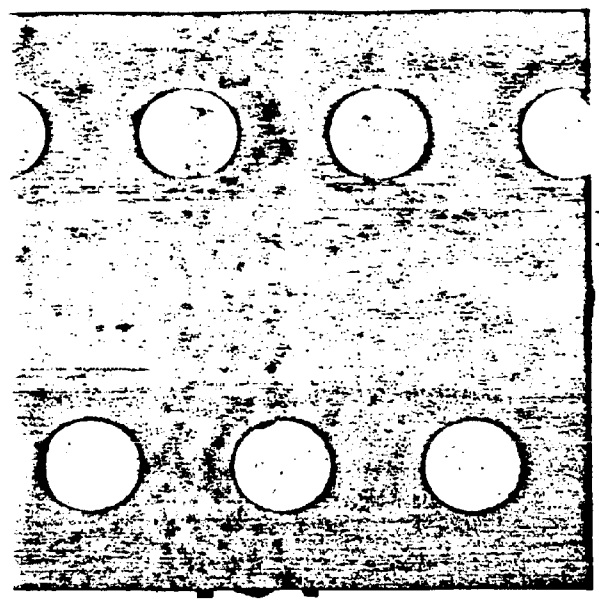
BOOK 9603 PG 525

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 203000.00
CON TX 751.10
PRFEE 1.00
WDEED 8.00
TOTAL 760.10
CHECK 760.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



36957
IDENTIF. & REFERENCE

95 FEB 24 PM 2:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 884456