BOOK 9726 PG 799

598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fidel Ruiz	Molton, Allen & Williams Corp	MAP 133-1
(NAME)	(NAME)	
510 Elgin Street	1000 Urban Center Drive, Ste.500	PARCEL 204
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Birmingham, AL 35202	
(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, Manuel Alvelo, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fidel Ruiz and Jose S. Ruiz, 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:

BEING the easterly 50 feet of Lots 425, 426 and 427 on the Map of Sunrise Heights, Second Plat, of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said part of said lots front 50 feet on the north side of Elgin Street and runs back between parallel lines along the westerly margin of Short Street, 150 feet to the south margin of High Street.

Being the same property conveyed to Manuel Alvelo, unmarried by Quitclaim deed from Howard F. Butler, Trustee of record in Deed Book 5796, Page 637; the same also, as conveyed to Manuel Alvelo and wife Terri R. Alvelo, by deed from Orville B. Smith and wife, Naomi L. Smith of record in Bock 5492, Page 917, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This conveyance is subject to a Deed of Trust executed by Manuel Alvelo and wife, Teri R. Alvelo to William R. Tate, Trustee(s) for Molton, Allen & Williams, Inc., dated August 31, 1979, with an approximate unpaid balance of $26,358.37, of record in Book 5492, Page 920, of said Register's Office, which the Grantees herein assume and agree to pay. The escrow accounts in connection with said loan are hereby returned to within named Grantor.

This conveyance is also subject to a Deed of Trust executed by Fidel Ruiz and

CONTINUED

unimproved ( )
This is improved (X) property, known as 510 Elgin Street, Nashville, Tennessee 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 my hand this 3rd day of July, 19 95

Manuel Alvelo

BOOK 9726 PG 800

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 Manuel Alvelo, unmarried

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 Nashville, Tennessee, this 3rd day of July, 19 95.

Commission expires November 28, 1998

_____
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 _____, 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

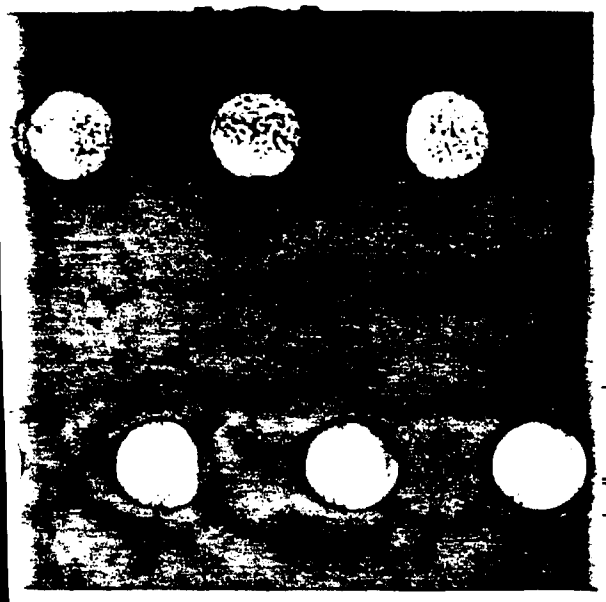
Jose S. Ruiz, both unmarried to Fred T. Bell, Trustee for Manuel Alvelo, dated July 3, 1995, in the amount of $16,500.00, and filed of record simultaneously herewith.

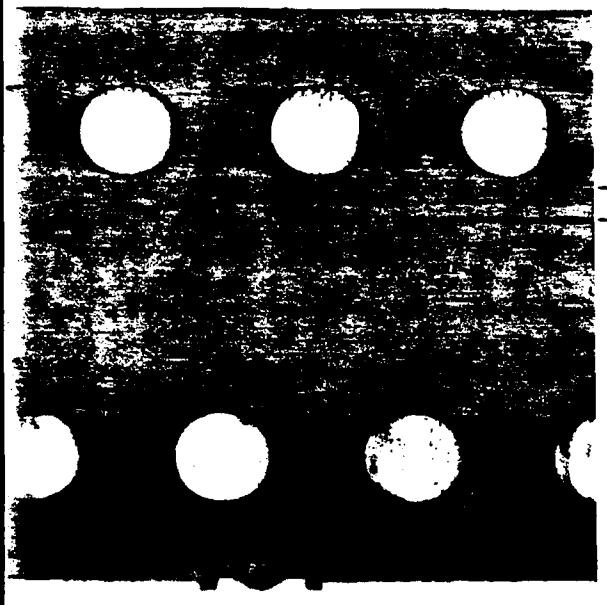
007726

RECEIVED FOR RECORD
95 JUL 10 PM 2:52
FELIX A. ... II REGISTER
DAVIDSON COUNTY, TN.

9726 0710 2101 03CHECK

256.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9726PG801

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

07/10/95 01 14:52 0001 9636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00777726
IDENTIFICATION REFERENCE

95 JUL 10 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928769