| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Ramon A. Maciasrivas | Countrywide Funding Corporation | MAP and PARCEL |
| Patricia G. Maciasrivas | Attn: Tax Dept. | |
| 3221 Blue Water Trace | 155 North Lake Avenue | 150-2-317 |
| Nashville, TN 37217 | Pasadena, CA 91109 | |

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

# WARRANTY DEED

3479 07/27 0101 03CHECK 397.50

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Danuta C. Armstrong, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Ramon A. Maciasrivas and Patricia G. Maciasrivas, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of the Revision of Castlegate Subdivision, Section 5, of record in Plat Book 6900, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more legal description.**

**Being the same property conveyed to Ronald Lee Armstrong and wife, Danuta C. Armstrong, by deed from J & C Builders, a partnership composed of A. J. Johnson and John J. Cook, of record in Book 7087, Page 856, Register's Office for Davidson County, Tennessee. The said Ronald Lee Armstrong quitclaimed his interest to Danuta C. Armstrong by quitclaim deed of record in Book 8078, Page 48, said Register's Office.**

**This is property with a common address of 3221 Blue Water Trace, Nashville, TN 37217.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6900, Page 112, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6597, Page 362, said Register's office.**

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $105,000.00

Affiant

Subscribed and sworn before me this 21st day of July, 1995.

My Commission Expires: 7-14-99

Notary Public

95 JUL 27 AM 10:51

REGISTER
DAVIDSON COUNTY, TN.

00083030

IDENTIFICATION REFERENCE

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9742 PG 53

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF,** the Grantors have caused this Deed to be executed this **21st** day of **July, 1995.**

Danuta C. Armstrong

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Danuta C. Armstrong, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

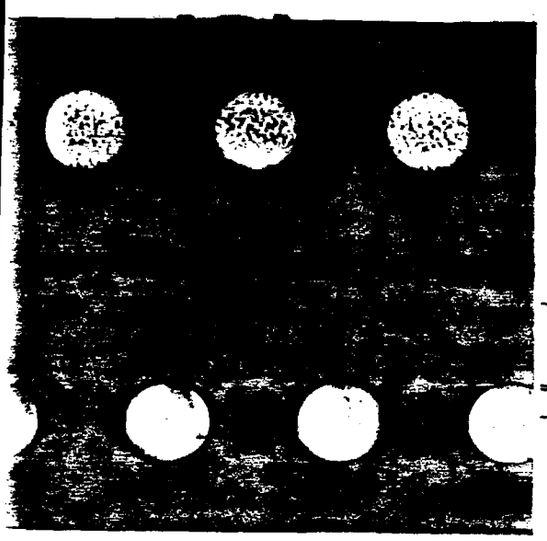
Witness my hand and official seal at **Nashville,** Tennessee, this **21st** day of **July, 1995.**

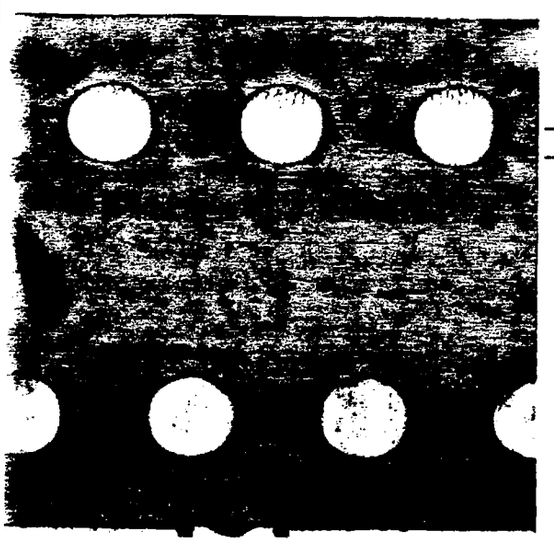
NOTARY PUBLIC AT LARGE

**Notary Public**
**My Commission Expires:** 7-14-99

File No. 9507-262

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9742 PG 54

| | | |
|---|---|---|
| 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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

07/27/95 01 10:53 0001 5470

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0083030
IDENTIF. & REFERENCE

95 JUL 27 AM 10:51

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

**No.**934530