File Box 9-B
First Title and
Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 10540 PG 781

Gerald G. Patterson, Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14765

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ARMANDO GARZA (NAME) | COUNTRYWIDE HOME LOANS (NAME) | 104-6-A |
| 1252 Eagle Nest Lane (STREET ADDRESS OR ROUTE NUMBER) | 155 N. Lake Ave., P.O. Box 7137 (STREET ADDRESS) | 92 |
| Knoxville, Tennessee 37922 (CITY) (STATE) (P. O. ZIP) | Pasadena, California 91109-7137 (CITY) (STATE) (ZIP) | 26W9704 |

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, JON E. RICKERT AND WIFE, ROBERTA V. RICKERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. GARZA, unmarried and ARMANDO GARZA AND WIFE, KATHY GARZA, as joint tenants with the right of survivorship ~~$0.00~~ $10.00

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 904 on the Plan of Continental Condominium of record in Plat Book 5200, page 399 thru 401, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Jon E. Rickert and wife, Roberta V. Rickert by deed from Wilma L. Short, a single person of record in Book 9054, page 420, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137; (3) Easements of record in Book 4825, page 592, (4) Resolutions of record in Book 7461, page 217; and (5) All matters appearing on the Plan of record in Plat Book 5200, pages 399 thru 401, said Register's Office.

032736

IDENTIFICATION REFERENCE

97 JUL 24 AM 10:52

unimproved ( )
This is improved ( XX ) property, known as 3415 West End Avenue Unit #904, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of July, 19 97.

Jon E. Rickert
JON E. RICKERT

Roberta V Rickert
ROBERTA V. RICKERT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10540 PG 782

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON E. RICKERT AND WIFE, ROBERTA V. RICKERT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of July, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,700.00

Robert F. Garza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 19 97.

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

**WARRANTY DEED**

**FROM** JON E. RICKERT AND WIFE, ROBERTA V. RICKERT

**TO** ROBERT F. GARZA AND ARMANDO GARZA AND KATHY GARZA

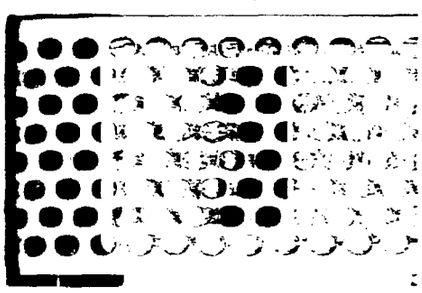
PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10540 PG 783

| | | |
|---|---|---|
| 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 |

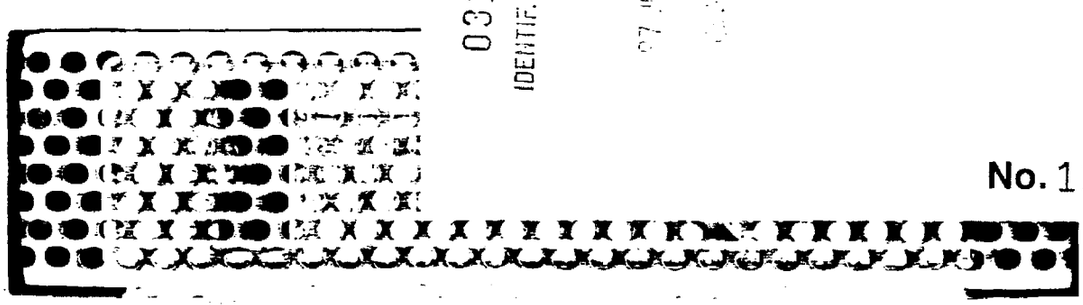
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CERT | $700.00 |
| | | | CO TX | 3.90 |
| | | | PRFEE | 1.00 |
| | | | MISC | .50 |
| | | | TOTAL | 705.40 |
| | | | CHECK | 705.40 |
| 07/24/97 | C1 | 11:51 000 | | |

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

0329735

IDENTIF. # REFERENCE

97 JUL 24 AM 10:52



**No.** 1177954