BOOK 10660 PG 346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
10 DAY OF October

Notary Public

MY COMMISSION EXPIRES June 17, 1998
(AFFIX SEAL)

SHEILA McCORD NOTARY AT LARGE JUNE 17 1998 SUMNER COUNTY TENNESSEE MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy. #1-C, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — H-FICF-97-3167 — 155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-6 Ft. Campbell Boulevard, Clarksville, TN 37042

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergio Alvarez (NAME)	Arbor Mortgage Corp. d/b/a (NAME)	MAP 135-14-B
2117 Ransom Place (ADDRESS)	5445 DTC Parkway, Suite 100 (ADDRESS)	PARCEL 72
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (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, Jerry W. Shoulders and wife, Becky A. Shoulders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sergio Alvarez and wife, Maria Alvarez

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 Lot No. 71 on the Plan of Ransom Place, Phase Two, Section Two, as of record in Plat Book 7900, Page 526, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry W. Shoulders and wife, Becky A. Shoulders by deed from Ransom Place Homes, Inc. of record in Deed Book 9184, page 58, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7867, page 81 and amended in Book 7885, page 868, Book 7947, page 436, Book 8070, page 555, Book 8424, page 414, Book 8505, page 235, Book 8550, page 764, Book 8707, page 86 and Book 8846, page 184, Register's Office for said County.

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

97 OCT 28 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0363299

unimproved ( )
This is improved (X) property, known as 2117 Ransom Place, Nashville, Tennessee 37217
(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 hand s this 10th day of October 19 97

Jerry W. Shoulders

Becky A. Shoulders

BOOK 10660 PG 347

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 Jerry W. Shoulders and wife, Becky A. Shoulders

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 Hendersonville, Tennessee, this ____ day of ____, 19__.

Commission expires June 17, 1998

SHEILA MCCORD NOTARY AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires JUNE 17 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

4477 10/28 0101 03CHECK 486.30

RETURN TO:
CUMBERLAND TITLE COMPANY

- [X] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 10660 PG 348

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 129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

10/28/97 01 09:53 0001 4477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363299 IDENTIF. ↑ REFERENCE

97 OCT 28 AM 9:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213720