WARRANTY DEED

BOOK 11207 PAGE 768

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Amarilis C. Ruiz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
16th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: Exp.05/27/2001
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amarilis C. Ruiz, unmarried (NAME)	GMAC Mortgage Corporation (NAME)	MAP 148-09
359 Margo Lane (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 47
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Horsham, PA 19044-0963 (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, Alex Vernon Swaw and wife, Barbara Sue Swaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amarilis C. Ruiz, unmarried, and Marlon R. Ruiz, unmarried, and Eugenia G. Nunez, 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Haywood Heights, Section II, of record in Book 2663, page 13, said Register's Office, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alex Vernon Swaw and wife, Barbara Sue Swaw by deed from Radnor Lumber Company, a Tennessee Corporation, of record in Book 3282, page 15, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 2663, page 13, said Register's Office; and (b) restrictive covenants of record in Book 2640, page 447, said Register's Office.

98 NOV 17 AM 11:01
MAIL ENV.
BILL GARDENHIRE REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
05 13528

unimproved ( )
This is improved (X) property, known as 359 Margo Lane, 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 our hand s this 16th day of November, 19 98

Alex Vernon Swaw

Barbara Sue Swaw

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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 Alex Vernon Swaw and wife, Barbara Sue Swaw

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 Nashville, Tennessee, this 16th day of November, 19 98.

Commission expires

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

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

8010 11/17 0101 03CHECK 436.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11207 PAGE 770

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 114000.00	
			CON TX 425.50	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 436.50	
			CHECK 436.50	
11/17/98	01		11:00 0001 8010	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I3528
IDENTIF. ↑ REFERENCE

98 NOV 17 AM 11:01

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373085