KIMBERLY B. BRUCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE 7969-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 99.

Notary Public KIMBERLY B. BRUCE

MY COMMISSION EXPIRES: 11-24-2001

*THIS INSTRUMENT WAS PREPARED BY*
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

| NAME / ADDRESS | | MAP-PARCEL NUMBERS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: Fidel L. Rico | SEND TAX BILLS TO: CTX Mortgage Company | 162-6-357 |
| (NAME) 112 Bess Court North | (NAME) PO Box 199000 | |
| (STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013 | (STREET ADDRES) Dallas, Texas 75219 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

BOOK 11457 PG. 863

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, WE, Ralph J. Borrell, Jr. and Melanie L. Simon, both unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fidel L. Rico, married

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. 41 on the Map of Bess Estates, Section 1, of record in Plat Book 4460, page 154, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ralph J. Borrell, Jr. and Melanie L. Simon by deed from Dallas C. Fox and wife, Melba J. Fox, filed of record in Book 10801, page 595, and by deed from John H. Simon, Jr. of record in Book 10801, page 597, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

99 MAY -3 AM 10:44
REGISTER
DAVIDSON COUNTY, TN

05815502
IDENTIFICATION REFERENCE

This is improved property known as 112 Bess Court North, Antioch, Tennessee 37013

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 their hands this 28th day of April, 19 99.

Ralph J. Borrell, Jr.

Melanie L. Simon

7969-M

BOOK 11457 PG. 864

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, KIMBERLY B. BRUCE, a Notary Public in and for said County and State, the within named

Ralph J. Borrell, Jr. and Melanie L. Simon, both unmarried

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 28th day of April, 19 99.

My commission expires 11-24-99

Notary Public KIMBERLY B. BRUCE

KIMBERLY B. BRUCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11457 PG. 568

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

0581502

REFERENCE

99 MAY -3 AM 10:44

RECEIVED
AND RECORDED

CHRT $550.00
CON T: 354.64
FREET 1.00
MTEED 8.00
CFEE 2.00
TOTAL 365.64
CHECK 365.64
10:47 0001 0272

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

**No.** 1454967