RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(37833SP) FILE BOX "7"

BOOK 11490 PG. 897

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY 1999.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice A. Linares 1403 Stratton Avenue Nashville, TN 37206	Countrywide Home Loans, Inc. 400 Countrywide Way Simi Valley, CA 93065	83-5-400 23w-9565

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,

RUBY LYNN WINSETT DUER, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAURICE A. LINARES

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 part of Lot No. 8 in the Division of the Ordway property, which is of record in Book 57, page 88, Register's Office for said County, described as follows:

Beginning on the northerly margin of Stratton Avenue at a point 70 feet east of the northeast corner of Stratton Avenue and N. 14th Street; thence northerly and parallel with the easterly margin of N. 14th Street 177 feet; thence easterly parallel with Stratton Avenue 65 feet; thence southerly parallel with N. 14th Street 177 feet to the northerly margin of Stratton Avenue; thence with said Avenue westerly 65 feet to the beginning.

Being the same property conveyed to Ruby Lynn Winsett (now Ruby Lynn Duer)
by deed from Joseph V. Purcell and wife, Celia Purcell, of record in Book 874, Page 54, Register' s Office for Davidson County, Tennessee

Unimproved ( )
This is improved (x) property, known as 1403 Stratton Avenue, Nashville, TN 37206
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 this 18th day of May, 1999.

RUBY LYNN WINSETT DUER

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 Ruby Lynn Winsett Duer

the bargainors 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 18th day of May 1999.

Commission Expires: 9/20/2002

Notary Public

ALAN D. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ My 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

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

Notary Public

99 MAY 24 PM 1:42
RECEIVED
PILED FOR RECORD
DAVIDSON COUNTY, TN.

0590483

IDENTIFICATION REFERENCE

5857 05/24/99 0001 CASHIER 640.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11490 PG. 899

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

0590483

IDENTIF. & REFERENCE

99 MAY 24 PM 1:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	170000.00
CON TX	629.00
PRFEE	1.00
MUEED	8.00
CFEE	2.00
TOTAL	640.00
CHECK	640.00

05/24/99 VJ 13:46 0001 9817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464412