# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: ~~February 27, 2001~~
(AFFIX SEAL)

NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leonel Ruiz (NAME) | CTX Mortgage Company (NAME) | MAP 134-09 |
| 3944 Atkins Drive (ADDRESS) | P. O. Box 199000 (ADDRESS) | PARCEL 44.00 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Dallas, Texas 75219 (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, Jamie Klee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonel Ruiz, an unmarried man and Ingrid Suarez, an unmarried woman

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. 20 on the Plan of Woodland Hills, Phase 1, of record in Plat Book 6900, Page 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 10680, Page 927, Register's Office for Davidson County, Tennessee.

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

Subject to restrictions filed of record in Book 7564, Page 404, Register's Office for Davidson County, Tennessee.

Subject to all matters filed of record in Plat Book 6900, Page 666-669, Register's Office for Davidson County, Tennessee.

99 JUN 15 PM 1:14
RECEIPT #
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

0600078
INSTRUMENT NUMBER

unimproved ( )
This is improved ( X ) property, known as 3944 Atkins Drive, 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 my hand this 11th day of June 19 99

Jamie Klee by [illegible] attorney in fact

Jamie Klee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

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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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, the undersigned, of the state and county aforesaid, personally appeared Stephanie Dooley, to me known to be the person who executed the foregoing instrument in behalf of Jamie Klee, and acknowledged that she executed the same as the free act and deed of said Jamie Klee.

Witness my hand and seal, this 11th day of June, 1999.

My Commission expires: 11.24.2001

Kimberly B. Bruce
Notary Public

KIMBERLY B. BRUCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.



03043 02/15/00 01:01 PM CHECK 399.00

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

BOOK 11528 PG. 714

0600078

99 JUN 15 PM 1:14

REGISTER
DAVIDSON COUNTY, TN.

CAMT
105000.00
CON TX 368.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 399.60
CHECK 399.60

06/15/99 01 13:17 0001 0043

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

**No.** 1474456