WARRANTY DEED

BOOK 11633 PAGE 209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES: February 7, 20[illegible]
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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
Salvador M. Garza	CTX Mortgage Company	MAP 161-08
(NAME)	(NAME)	
388 Brewer Drive	P. O. Box 199000	PARCEL 42.00
(ADDRESS)	(ADDRESS)	
Nashvillle, TN 37211	Dallas, Texas 75219	
(CITY) (STATE) (ZIP)	(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, Robert M. Watkins and wife Theresa Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Salvador M. Garza and wife, Leticia O. Garza

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. 21 on the Plan of Southwood, of record in Book 2663, Page 125 & 126, 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 8521, Page 104, 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 2904, Page 51, Register's Office for Davidson County, Tennessee.

Subject to all matters filed of record in Plat Book 2663, Page 125 & 126, Register's Office for Davidson County, Tennessee.

99 AUG 25 AM 8:50
REGISTER
DAVIDSON COUNTY, TN

06281157
VERIFIED - REFERENCE

unimproved ( )
This is improved (X) property, known as 388 Brewer 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 20th day of August 1999

Robert M. Watkins

Theresa Watkins

08/25/99 0101 03CHECK 392.10

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11633 PAGE 210

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 Robert M. Watkins and wife Theresa Watkins

the bargainor _____, 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 20th day of August 1999.

Commission expires February 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 _____.

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11633 PAGE 211

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

06281157

IDENTIFICATION REFERENCE

99 AUG 25 AM 8:50

DAVIDSON COUNTY, TN.

CAMT	103000.00
CON TX	381.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	392.10
CHECK	392.10

08/25/99 01 08:50 0001 0221

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508311