40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF August 19 99

NOTARY PUBLIC

My Commission Expires: 7/26/2003
(AFFIX SEAL) My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis F. Sandoval	CTX Mortgage Company	Map 75-9
(NAME)	(NAME)	
3914 Bonnavista Drive	P.O. Box 199077	Parcel 99
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75219-9000	
(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, Richard A. Smrz and wife, Deedra C. Smrz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis F. Sandoval and wife, Zonia A. Sandoval

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. 229 on the Plan of Hermitage Hills, Section 2, Revised, as of record in Plat Book 2900, page 112, Register's Office for said County.

Said Lot No. 229 begins at a point in the southerly margin of Bonnalynn Drive at the common front corner of Lots 229 and 230; thence southwardly with the line between said lots 111.8 feet to a concrete monument at a common rear of corner of Lots 230, 223, and 280; thence with the line between Lots 229 and 280, southeastwardly 119.2 feet to a point in the northwesterly margin of Bonnavista Drive at the common front corner of Lots 229 and 280; thence with said margin northeastwardly 128.06 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the North; thence to the East around said curve 41.21 feet to a concrete monument in the southerly margin of Bonnalynn Drive; thence westwardly with said margin 125.62 feet to the beginning.

Being the same property conveyed to Richard A. Smrz and wife, Deedra C. Smrz, by deed from Martin A. Tyer and wife, Nancy Jo Tyer of record in Book 8047, page 360, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

This is improved (X) unimproved ( ) property, known as 3914 Bonnavista Drive, Hermitage, Tennessee 37076
(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 25th day of August, 19 99

Richard A. Smrz

Deedra C. Smrz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Smrz and wife, Deedra C. Smrz

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 25th day of August, 19 99.

Commission expires 7/26/2003

DEE B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires July 26, 2003

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

352 08/30 0101 08CHFCK 366.20

0630304

SEND REFERENCE

99 AUG 30 PM 4:02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11641 PAGE 119

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

0630304

IDENTIFICATION REFERENCE

SEP 30 99 04:02 PM

CONT	90000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

09/30/99 01 16:02 0001 2552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510610