WARRANTY DEED

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Box 24

0660863

99 NOV 24 PM 1:30

CAL GOODLETT REGISTER DAVIDSON COUNTY, TN.

The actual consideration or value for this transfer is $ 40,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 22nd day of NOVEMBER, 1999.

NOTARY PUBLIC
My Commission Expires: 6-24-2001

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file# 99080009

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Ruben M. Garces, & Monica A. Czulewicz 1630 ~~1626~~ Ordway Place Nashville, Tennessee 37206	New Owner	83 - 10 / 137.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Ruben M. Garces and , Monica A. Czulewicz, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, JIMMY DEAN BRIDGES, and wife, DEBBIE BRIDGES, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

RUBEN M. GARCES and, MONICA A. CZULEWICZ, the GRANTEES herein, their heirs and assigns, in fee simple absolute, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 280 and the easterly 20 feet of Lot No. 279 on the Map of McEwen Place, as of record in *Book 332, page 113, Register's Office for Davidson County.*

Said Lot No. 280 and part of Lot No. 279 front together 50 feet on the southerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 136.4 feet on the easterly line and 136 feet, more or less, on the westerly line to an alley.

Being the same property conveyed to Ollie Mae Reid and Launcelot Frazier by T.R.J. Company, a partnership, of record in Book 4540, page 236, Register's Office for Davidson County, Tennessee. Subsequently, Launcelot Frazier having died intestate on July 10, 1985, survived by Sarah Elizabeth Starkey Frazier, his widow and only heir at law and, being the same property conveyed to Sarah Elizabeth Starkey Frazier by quitclaim deed of record in Book 11569, page 611, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy Dean Bridges and Debbie Bridges, husband and wife, by deed from Sarah Elizabeth Starkey Frazier of record in Book 11666, page 584, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:

** *THERE IS RESERVED BY THE GRANTORS, an easement for access, parking and storing of automobiles along the easterly boundary line of the property conveyed herein, between Lot 280 and Lot 281, (Lot 281 is owned by the Grantors at Book 6347, page 143), being 12 feet in width along the entire length of said 134.6 foot boundary line. This easement is to expire fifteen (15) years after the date of this instrument.*

1999 Property taxes are to be prorated and assumed by the GRANTEES.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 1626 Ordway Place, Nashville, TN 37206.

Witness our hands this 22nd day of NOVEMBER, 1999.

Jimmy Dean Bridges

Debbie Bridges

500 11/24/1999 03:01:03 PM CHECK 159.00

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 Jimmy Dean Bridges and Debbie Bridges the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of NOVEMBER, 1999.

NOTARY PUBLIC

My Commission Expires: 6-24-2001

****

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0660863

IDENTIF. & REFERENCE

99 NOV 24 PM 1:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

11/24/99 01 13:33 0001 5003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542636