WARRANTY DEED

AMY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

BOOK 11756 PAGE 596

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cristobal Alvarez (NAME)	Chase Manhattan Mortgage (NAME)	072-13-0-010.00
(ADDRESS)	555 Quince Orchard Blvd. #650 (ADDRESS)	
(CITY) (STATE) (ZIP)	Gaithersburge, MD 20878 (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, Ruth A. Saunders, Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cristobal Alvarez and wife, Dora Alvarez

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. 67 on the Map of Springdale Subdivision, of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 50 feet on the northerly side of McClurken Avenue and runs back between parallel lines 162.5 feet to a dead line.

Being the same property conveyed to BILLY M. SAUNDERS AND WIFE, RUTH A. SAUNDERS by Deed of record in Book 4572, page 171, Register's Office for Davidson County, Tennessee; the said BILLY M. SAUNDERS having since died, property now vests in RUTH A. SAUNDERS as surviving tenant by entirety.

0660960

IDENTIFICATION REFERENCE

99 NOV 24 PM 2:25

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5102 12 1 01 CHECK 253.35

unimproved ( )
This is improved (X) property, known as 913 McClurkan Avenue, Nashville, TN 37206
(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 day of

Ruth A Saunders

Ruth A. Saunders

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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 Ruth A. Saunders, Widow

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

Commission expires 9-24-2002

FREDRICK S. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
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 _____.

My Commission Expires SEPT 24, 2002

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 _____

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

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0660960

IDENTIFICATION REFERENCE

99 NOV 24 PM 2:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65500.00
CON TX	242.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	253.35
CHECK	253.35

11/24/99 01 14:28 0001 5102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542734