47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X Byron G Ordonez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 19 99

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200001040000962 Page: 1 OF 2
REC'D FOR REC 01/04/2000 1:30:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, Attorney, 110 Glancy Square, Suite 1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron G. Ordonez (NAME)	Right Mortgage Company (NAME)	MAP 43-7
321 McArthur Drive (ADDRESS)	106B West Hill Drive (ADDRESS)	PARCEL 40
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Vallean Hare, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron G. Ordonez and Hugo Cardoza, Both Unmarried

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. 59 on the Plan of Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946, as follows:

Beginning at a point in the easterly margin of McArthur Drive; thence east 136 feet being the line between Lots 58 and 59 of said unrecorded plan; thence south 65 feet to a point; thence west 136 feet to a point; thence north 65 feet running with the margin of said McArthur Drive to the point of beginning.

Being the same property conveyed to Vallean M. Hare by deed from Jack F. Kemp, Secretary of Housing and Urban Development, of record in Book 8261, Page 845, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Rachael Ranellucci by quitclaim deed from Vallean Hare of record in Book 10068, Page 941, Register's Office for Davidson County, Tennessee. The said Vallean Hare retaining a Life Estate in said property. Also being the same property conveyed Vallean Hare from Rachael Ranellucci by quitclaim deed of record in Book 10406, Page 154, and re-recorded in Book 11476, Page 323, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 321 McArthur Drive, Madison, TN 37115
(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 30th day of December, 19 99

Vallean Hare

Vallean Hare

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 Vallean Hare

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 30th day of December 19 99

Commission expires 10-25-03

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 _____ 19_____ .

My commission expires _____

Notary Public