Instr:200003010020259 Page: 1 OF 2
REC'D FOR REC 03/01/2000 3:40:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $257.15

40-A

WARRANTY DEED

LAURA MATTHEWS Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires October 25, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

X Nery Avila Valdez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2000

Laura Matthews
Notary Public

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

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
Nery Avila Valdez (NAME)	CTX Mortgage Company (NAME)	MAP 160-16
2820 Jones Avenue (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 126
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (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, Charles D. Gunselman and wife, Teresa J. Gunselman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nery Avila Valdez, 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. 20-F on the Final Plan of Joywood Heights, Section 3, not of record, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 22, 1954, as follows:

BEGINNING on the westerly margin of Jones Avenue at a point 70.7 feet north of the northeast corner of Lot No. 21, being the northeast corner of the property conveyed to Thomas Henry Speight, Jr. and wife, by deed from Bobby Gray Anglea and wife, of record in Book 3466, page 397, Register's Office for said County; thence with said Avenue, northwardly 70 feet to the southeast corner of the property conveyed to James L. Merritt and wife, by deed from Charles C. Busby, of record in Book 3613, page 562, said Register's Office; thence with the southerly line of said Merritt property, southwestwardly 275 feet to the easterly line of Lot No. 19, the northwest corner of said Speight property; thence with the northerly line of said Speight property, eastwardly 275 feet to the beginning, said lot being triangular in shape.

Being the same property conveyed to Charles D. Gunselman and wife, Teresa J. Gunselman, by deed from Lavonda D. Putty and husband, Michael Putty, of record in Book 9996, page 58, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 2820 Jones Avenue, Nashville, TN 37207
(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 29th day of February, 2000

Charles D. Gunselman
Charles D. Gunselman

Teresa J. Gunselman
Teresa J. Gunselman

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 Charles D. Gunselman and wife, Teresa J. Gunselman

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 _____, Tennessee, this 29th day of February, 2000.

Commission expires 2/29/00

Laura Matthews
Notary Public

LAURA MATTHEWS
Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires October 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public