Instr:200003200027924 Page: 1 OF 3
REC'D FOR REC 03/20/2000 9:55:09AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $625.30

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2000. Notary Public MY COMMISSION EXPIRES: 3/24/01 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DONALD ARKOVITZ, ATTORNEY AT LAW, 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSE S. RUIZ, ET UX	**TRANSAMERICA REAL ESTATE TAX SERVICE, LENDER #2848**	**133-55 & 133-56**
(NAME)	(NAME)	
578 ELGIN STREET	**400 CHESTERFIELD CTR. #110**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	**CHESTERFIELD, MO 63017**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, MICHAEL G. ANDERSON, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF FRANCES M. JOHNSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSE S. RUIZ AND WIFE, IRENE RUIZ,** 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:

SEE ATTACHED "EXHIBIT A" FOR A MORE COMPLETE LEGAL DESCRIPTION

This conveyance is subject to Sanitary Sewer and/or Storm Drainage easements of record in Book 6489, page 397, Book 6643, page 861, Book 8870, page 941, and any and all other easements, restrictions and conditions of record which may affect said property.

This is not the principal residence of the grantor herein.

Unimproved ( )
This is improved(X) property, known as **440/442 PARAGON MILLS ROAD, NASHVILLE, TN 37211**
(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 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 16th day of **MARCH, 2000.**

Michael G. Anderson
MICHAEL G. ANDERSON

Michael G. Anderson Exec.
MICHAEL G. ANDERSON, EXECUTOR OF THE ESTATE OF FRANCES M. JOHNSON

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 **MICHAEL G. ANDERSON, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF FRANCES M. JOHNSON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2000.

Commission expires: 3/24/01.

Notary Public

EXHIBIT "A"

Tract 1:

A small tract of land in the 5th Civil District of Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated February 8, 1955, as follows:

Beginning at a stake in a fence line on the north margin of Paragon Mills Road; at the east corner of the original tract conveyed to Johnson, by deed of record in Book 1290, page 647, Register's Office for said County, thence along the margin of said Road, north 50 deg. 15' west 210 feet to a stake in fence line; thence along said fence, north 40 deg. 15' east 275 feet, more or less, to the intersection of the first mentioned fence; thence along first mentioned fence, south 8 deg. 45' west 352 feet to the point of beginning, being triangular in shape.

Tract 2:

A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, situated on the eastern bank of the west fork of Mill Creek, described as follows:

Beginning at a stone on the eastern bank of said creek; and running thence up the hill and along the northeasterly margin of a lane or road, south 58 degrees east 30.48 poles to a stake; thence northerly 84 poles to a stone on the eastern bank of said creek; thence up the bank of said creek south 34 degrees west 9.08 poles to a stake; and thence up the eastern bank of said creek south 20 degrees west 64 poles to the beginning, containing 7 acres, more or less.

Included in the above description but specifically excluded is the tract of land heretofore conveyed to the said Grantees herein by deed from Vora Johnson Coleman of record in Book 2695, page 171, Register's Office for Davidson County, Tennessee.

Also included in the above description but specifically excluded is that portion thereof, if any, lying within the bounds of Section Three, Valley View Meadows, the plan of which is of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelley F. Johnson and wife, Frances M. Johnson by deeds from Vora Johnson Coleman of record in Book 2695, page 171, Register's Office for said County, as to Tract 1 and Book 5126, page 14, Register's Office for said County, as to Tract 2, the said Kelley F. Johnson having predeceased Frances M. Johnson and the said Frances M. Johnson having since died. The Will of Frances M. Johnson of record in Will Book 227, page 55, Davidson County Probate Court Clerk's Office devised the subject property to Michael G. Anderson.