RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39094

Instr:200007030065694 Page: 1 OF 2
REC'D FOR REC 07/03/2000 10:25:36AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $610.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30TH DAY OF JUNE, 2000

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ignacio Saldivar	First Republic Mortgage Corporation	66-92
8260 Old River Road	3212 West End Avenue, Ste. 500	8D-65361
Nashville, TN 37209	Nashville, TN 37203	

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, WE,

A.C. FERRELL AND WIFE, MINNIE FERRELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IGNACIO SALDIVAR, 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:

Being Tract No. 9 of the Lela Mai Gross Subdivision, unrecorded according to a survey of Bruce Rainey & Associates dated 5/30/90.

BEGINNING at an iron pin on the southerly margin of River Road said pin being located approximately 1,573' west of the Southwest corner of the intersection of Cub Creek Road and River Road said point of beginning also being located approximately 25' east of the Southeast corner of the intersection of Old River Road and River Road; thence leaving the margin of said road S 45 degrees 36'11"W 481.21' to an iron pin; thence S47 degrees 06'21"W 722.48' to an iron pin in the fence line said pin also being located in the easterly property line of the Billy Jean Nickens property of record in Book 4936, page 953, R.O.D.C., TN.; thence with the line of Nickens and a fence line N12 degrees 45'43" E 659.59' to an axle found in the fence line said axle being the Southwest corner of the Marion Nickens property of record in Book 4589, page 881, R.O.D.C., TN.; thence with the line of Nickens S73 degrees 26'22"E 350.00' to an axle found; thence N 11 degrees 51'29"E 374.00' to an iron pin set in the centerline of Old River Road; thence with said centerline of Old River Road S74 degrees 14'16"E 161.31' to an iron pin; thence S78 degrees 27'34"E 153.42 ' to an iron pin; thence leaving said centerline of Old River Road and continuing with the southerly margin of River Road S55 degrees 11'32"E 11.59' to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to A. C. Ferrell and wife, Minnie Ferrell by deed from Melba Ann Sadler, Willa Dean Sircy, Ada Pauline Oldham, Billy G. Oldham, Sammy W. Oldham, Tony H. Oldham and Brenda O. Jones, of record in Book 8138, Page 994, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 8260 OLD RIVER ROAD, NASHVILLE, TN 37209
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 this 30th day of June, 2000

X A.C. Ferrell
A.C. FERRELL

X Minnie Ferrell
MINNIE FERRELL

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 A. C. Ferrell and wife, Minnie Ferrell the bargainors 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 Nashville, Tennessee, this 30th day of June, 2000.

Commission Expires: 5/26/02

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 _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

_____
Notary Public