Dav. Co. File Box 14-A
File No. 13580-3

~~RECORDING REQUESTED BY~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39152** FILE BOX "7"

WARRANTY DEED

Instr:200007240072457 Page: 1 OF 2
REC'D FOR REC 07/24/2000 8:20:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $399.23

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ **107,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 17TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ANA B. VARGAS **MAURO A. MARTINEZ** **196 LUNA DRIVE** **NASHVILLE, TN 37211**	**GMAC MORTGAGE CORP** **100 WITMER ROAD** **HORSHAM, PA 19044-0963**	**148-03-170**

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, JOE G. SUTTON and wife, EARLENE L. SUTTON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANA B. VARGAS, UNMARRIED AND MAURO A. MARTINEZ, UNMARRIED** , as Joint Tenants with right of survivorship

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. 1049 on the Plan of Cherokee Hills, Section Ten, of record in Book 4660, page 27, Register's Office for said County.

SAID Lot No. 1049 fronts 70.8 feet on the northeasterly margin of Luna Drive and extends back 136.2 feet on the southeasterly line and 130.0 feet on the northwesterly line to a dead line in the rear, measuring 98.1 feet thereon.

BEING the same property conveyed to Joe G. Sutton and wife, Earlene L. Sutton by deed from James s. Mahaffey and wife, Belinda Mahaffey of record in Book 6592, page 474, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **196 Luna Drive, Antioch, Tennessee 37013**
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 HANDS THIS 17th DAY OF JULY, 2000.

X Joe G. Sutton
JOE G. SUTTON

X Earlene L. Sutton
EARLENE L. SUTTON

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 JOE G. SUTTON and wife, EARLENE L. SUTTON, 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 the 17th day of July, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 5/26/02

Witness my hand and official seal at _____, this the __th_____ day of _____, 19_____.

My commission expires:_____ _____
NOTARY PUBLIC