Bk 11

Davidson County DEEDWARR
Recvd: 09/07/00 13:51 2pgs
Fees:11.00 Taxes:318.94

20000907-0088599

STATE OF TENNESSEE 2000-90
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August, 2000

Notary Public
MY COMMISSION EXPIRES: 1-25-2003

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arturo Cruz	SunTrust Bank	43-05-160
(NAME)	(NAME)	
225 Garner Avenue	PO Box 305110	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Nashville, TN 37230-5110	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Karen R. England and husband, Scott E. England

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Arturo Cruz, married

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. 26 and the westerly 45 feet of Lot No. 25 on Block "B" on the Map of Kenneston Estates as recorded in Plat Book 843, page 83, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott E. England and wife, Karen R. England by deed from Terrie Corso of record in Book 9374, page 260, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 225 Garner Ave., Madison, Tennessee 37115

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 ~~her~~ their hand s this 31st day of August, 2000.

Karen R. England

Karen R. England

Scott E. England

2000-90

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

Karen R. England and Scott E. England

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of August, 2000.

My commission expires 1-25-03

Notary Public

MARK A. ELLMORE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.