Davidson County DEEDWARR
Recvd: 10/04/00 15:47 2pgs
Fees:11.00 Taxes:240.50

20001004-0098646

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2ND DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/6/02

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2002

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

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUIS R. ~~HIDAGOL~~ AND WIFE, MARTHA SALAZAR 72 Lutie Street Nashville, TN 37210	BANK OF AMERICA, N.A. P.O. Box 57060 Irvine, CA 92619-7060	119-6-88

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,

RALPH A. EDWARDS AND WIFE, VELMA E. EDWARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
HIDALGO
LUIS R. ~~HIDAGOL~~ AND WIFE, MARTHA SALAZAR

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 Lot No. 27 on the plan of Sterling Subdivision, Section I, which is of record in Book 1424, page 97, Register's Office for Davidson County.

Said Lot No. 27 fronts 60 feet on the northerly side of Lutie Street and extends back between parallel lines 158.4 feet to a dead line in the rear.

Being the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards, by deed from Wilson Enterprises, Inc., dated December 16, 1999, recorded in Instrument Number 199912280307128, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 72 LUTIE STREET, NASHVILLE, TN 37210.
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 2ND day of OCTOBER, 2000

Ralph A Edwards
RALPH A. EDWARDS

Velma E. Edwards by Ralph A. Edwards Atty
VELMA E. EDWARDS BY RALPH A. EDWARDS, ATTORNEY IN FACT

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

RALPH A. EDWARDS

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 2ND day of OCTOBER, 2000.

Commission Expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared , with whom I am personally acquainted and who upon his oath(s) acknowledged him to be the of , the within named bargainor, and Limited Liability Company, and that he as such being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by the said as such , and attesting the same by the said as such .
Witness my hand and official seal at office at Nashville, Tennessee on this the day of , 2000.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2ND day of OCTOBER, 2000, before me personally appeared RALPH A. EDWARDS to me known to be the person who executed the foregoing instrument in behalf of VELMA E. EDWARDS as her Attorney in Fact, and acknowledged that RALPH A. EDWARDS executed the same as the free act and deed of the said VELMA E. EDWARDS.

Witness my hand and official seal at Nashville, Tennessee, this the 2ND day of OCTOBER, 2000.

My commission expires: 5/26/02

Notary Public