40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/00 15:56 2pgs
Fees:11.00 Taxes:395.90

20001020-0104413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 1/27/04
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincente J. Rueda (NAME)	CTX Mortgage Company (NAME)	MAP 128-13-A
437 Westfield Drive (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 437
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (CITY) (STATE) (ZIP)	

FOR AND 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, Jane E. Godfrey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincente J. Rueda and wife, Magnolia A. Rueda

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 Unit No. 437 on the Plan of Westfield Condominiums (formerly The Hamlet) of record in Plat Book 6250, page 590, as revised in Book 6250, page 748, amended in Book 6831, page 982, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westfield Condominiums, a horizontal property regime established by Master Deed of record in Book 6678, page 771, as amended, said Register's Office.

Being the same property conveyed to Jane E. Godfrey by deed from Pamela Peck and husband, David Passafiume, of record in Book 9780, page 530, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Rick Wold joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Jane E. Godfrey.

unimproved ( )
This is improved (X) property, known as 437 Westfield Drive, Nashville, TN 37221
(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 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 my hand this 20th day of October, 2000

Jane E. Godfrey by Andrew B. Gibson, Jr., Attorney-in-Fact Pursuant to Limited Power of Attorney recorded simultaneously herewith

Rick Wold by Andrew B. Gibson, Jr., Attorney-in-Fact Pursuant to Limited Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Andrew B. Gibson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jane E. Godfrey and husband, Rick Wold, and who acknowledged that he executed the same as the free act and deed of Jane E. Godfrey and husband, Rick Wold.

Witness my hand and official seal this 20th day of October, 2000.

Elaine Phelps

Notary Public

My Commission Expires: 1/27/01

ELAINE PHELPS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE