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Box 36
Cbw

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17547**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Martha S Ballard Affiant Subscribed and sworn to before me, this 28th day of NOVEMBER, 2000. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 28, 2001 STATE OF TENNESSEE Notary Public My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 11/29/00 15:52 2pgs
Fees:11.00 Taxes:851.00

20001129-0117246

WARRANTY DEED

Address New Owner: Mr. Alfredo J. Artiles Ms. Angela Arzubiaga 196 Kenner Avenue Nashville, Tennessee 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, California 92619-7028	**Tax Information:** MAP 116-4 PAR 33.01 FB 07DA 9605

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRENT G. RAY, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ALFREDO J. ARTILES AND ANGELA ARZUBIAGA, HUSBAND AND WIFE, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 196 Kenner Avenue, Nashville, Tennessee 37205.

CHRIS RAY, the spouse of BRENT G. RAY, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said BRENT G. RAY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of NOVEMBER, 2000.

BRENT G. RAY

CHRIS RAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BRENT G. RAY AND CHRIS RAY, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of NOVEMBER, 2000.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 28 and that part of a 10 foot reserved strip immediately in the rear of same on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Plat Book 421, page 100, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Kenner Avenue, at a point 66 feet southeasterly from the corner of Lots Nos. 27 and 28, said point being the southeast corner of the property conveyed to H. H. Piper and wife, by deed from Mrs. Alice Criswell, of record in Book 1019, page 251, said Register's Office; thence with said Piper's southeasterly line, northeastwardly 106 feet, more or less, to the northerly line of a 10 foot reserved strip; thence with said line, eastwardly 118 feet, more or less, to the northwest corner of the property conveyed to G. Miller Barnett and wife, by deed from Frank K. Blair and wife, of record in Book 767, page 223, said Register's Office; thence with said Barnett's northwesterly line southwestwardly 190 feet, more or less, to the northeasterly margin fo Kenner Avenue; thence with said Avenue, northwestwardly 68 feet to the beginning.

Being the same property conveyed to Brent G. Ray, unmarried by deed from Donna E. Barksdale, unmarried of record in Book 10038, page 500, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, page 100, said Register's Office.