Davidson County DEEDWARR
Recvd: 11/30/00 09:29 2pgs
Fees:11.00 Taxes:296.00

20001130-0117369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Subscribed and sworn to before me, this 27th day of November, 2000.

Affiant

My Commission Expires: 3/23/02

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS DRIVE
HERMITAGE, TENNESSEE 37076

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
SALVADOR PEDROZA AND WIFE, MARIE ELODIA PEDROZA 610 BLACKSTONE DRIVE MADISON, TN 37115 MAP & PARCEL NO. 52-2-175.00	COUNTRYWIDE HOME LOANS 155 NORTH LAKE AVENUE PASADENA, CA 91109-7137

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES DALE RUE, SR. and wife, ROBBIE NELL RUE,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

SALVADOR PEDROZA and wife, MARIE ELODIA PEDROZA,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 42 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for said County.

SAID Lot fronts 100 feet on the southerly side of Blackstone Avenue and extends back between parallel lines 190 feet to a dead line.

BEING the same property conveyed unto James Dale Rue, Sr. and wife, Robbie Nell Rue, herein by Warranty Deed from Bichitra Sangma and wife, Noni Sangma, recorded on September 12, 1983, in Book 6134, Page 57, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 1130, Page 85; Restrictive Covenants of record in Book 1380, Page 88, as amended in Book 1535, Page 519; Easements of record in Book 5145, Page 628; and any and all zoning regulations,

building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

THIS IS IMPROVED PROPERTY KNOWN AS: 610 BLACKSTONE DRIVE, MADISON, TN 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 27TH DAY OF NOVEMBER, 2000.

JAMES DALE RUE, SR.

ROBBIE NELL RUE

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 27th day of November, 2000, before me personally appeared JAMES DALE RUE, SR. and wife, ROBBIE NELL RUE, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be THEIR free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVIDSON TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

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WARRANTY DEED

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