48B

This instrument prepared by:
Kay B. Housch, Esq., BPR #010985
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

FILE NO: 200554

WARRANTY DEED

Address New Owners as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Esaul Nunez**	(NAME) Same	Map 135-14B
(STREET ADDRESS) **1801 Olive Circle**	(STREET ADDRESS)	Parcel 51
(CITY) (STATE) (ZIP) **Nashville Tennessee 37217**	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DONALD R. RYDER and wife, STEPHANIE D. RYDER,** have this day bargained and sold, and do hereby transfer and convey unto the said **ESAUL NUNEZ and HILDA VICENS,** the Grantees herein, their successors, heirs and assigns, all of their interest in certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Ransom Place, Section One, Phase Two, of record in Book 7900, page 463, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Donald R. Ryder and wife, Stephanie D. Ryder, of record in Book 9331, page 345, Register's Office, Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$130,000.00.**

Subscribed and Sworn to before me this the 13th day of December, 2000.

Affiant

My commission expires: 10-14-2002
(Affix Seal)

Notary Public

This is improved property known as 1801 Olive Circle, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantors herein, but no further or otherwise.

Whenever 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 14 day of December, 2000.

Donald R. Ryder

Stephanie D. Ryder

Davidson County DEEDWARR
Recvd: 12/19/00 09:43 2pgs
Fees:11.00 Taxes:481.00

20001219-0124193

STATE OF TX

COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD R. RYDER and wife, STEPHANIE D. RYDER**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BofA, 14 this 14 day of ~~October~~ December, 2000.

Marsha Riggs
Notary Public
My commission expires: 02-10-02

ENCUMBRANCES:

1 2001 and subsequent years real property taxes are a lien, but not yet due and payable.
2 Subject to all matters shown on Plan of record in Plat Book 7900, page 462, Register's Office, Davidson County, Tennessee.
3 Subject to Declaration of Covenants, Conditions & Restrictions of record in Book 7867, page 81; amended in Book 7885, page 868; Book 7947, page 436; Book 8070, page 555; Book 8424, page 414; Book 8505, page 235; Book 8550, page 764; Book 8707, page 86; Book 8846, page 184; and Book 10421, page 358, Register's Office, Davidson County, Tennessee.
4 Subject to Bylaws of record in Book 7867, page 104, Register's Office, Davidson County, Tennessee.
5 Subject to Charter of Ransom Place Homeowner's Association of record in Book 7877, page 973; amended in Book 8170, page 947, and Book 8550, page 767, Register's Office, Davidson County, Tennessee.
6 Subject to Stormwater Dedication Agreement of record in Book 8879, page 270, Register's Office, Davidson County, Tennessee.

