Davidson County DEEDWARR
Recvd: 12/22/00 12:14 2pgs
Fees:11.00 Taxes:329.30

20001222-0125647

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON THE 20th day of December, 2000

Notary Public

MY COMMISSION EXPIRES: 9/

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Ruiz	Realty Financial Services, L/P	133-6-211
3728 Tibbs Drive	P.O. BOX 199113	
Nashville, TN, 37211	Dallas, TX 75219	

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, I/WE,

Ayres Merrill Dicks, and wife, Alison Ray Foley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlos Ruiz and wife, Dawn D. Ruiz

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 Lot No. 15 on the Plan of Leonard Heights, as of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 75 feet on the easterly side of Tibbs Drive and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Ayres Merrill Dicks by deed from Dorothy F. Gibbs of record in Book 9869, page 503, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 3728 Tibbs Drive, Nashville, TN 37211

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/our hand(s) this 20th day of December, 2000

Ayres Merrill Dicks by Josephine D. Clark, Attorney-in-Fact

Ayres Merrill Dicks by Josephine D. Clark, Atty-in-Fact

Alison Ray Foley, by Josephine D. Clark, Attorney-in-Fact

Alison Ray Foley by Josephine D. Clark, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of December, 2000, personally appeared Josephine D. Clark to me known to be the person who executed the foregoing instrument on behalf of Ayres Merrill Dicks and Alison Ray Foley as Attorney in Fact, and acknowledged that Josephine D. Clark executed the same as the free act and deed of the said Ayres Merrill Dicks and Alison Ray Foley.

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

Notary Public

My Commission Expires: 9/20/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.