Davidson County DEEDWARR
Recvd: 12/13/01 08:48 2pgs
Fees:13.00 Taxes:349.65

20011213-0137487

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$94,500.00
|x Lacille E. Ruiz
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF Novmeber, 2001.
|Lynda Hendley
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacille E. Ruiz etvir 1006 Cheyenne Trace Madison, TN 37115	~~ABN AMRO Mortgage~~ First American Real Estate Tax Service. 8435 North Stemmons Freeway, Dallas, TX 75247	Map 53.05A Parcel 17.CO

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, we,

Dennis M. McSweeney and wife, Kathryn L. McSweeney

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lacille E. Ruiz and husband, Gonzalo Ruiz-Ferrera

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:

BEING LOT NO. 17, ON THE PLAN OF CHEYENNE TRACE, OF RECORD IN PLAT BOOK 7900, PAGE 95, AS AMENDED IN BOOK 8610, PAGE 684, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DENNIS M. MCSWEENEY BY DEED FROM SCOTT W. LAU, DATED DECEMBER 30, 1998, AND OF RECORD IN BOOK 11278, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 95 and amended in Book 8610, Page 684, Register's Office for Davidson County, Tennessee, including but not limited to a 20' minimum building setback line along the front and rear of property; a 5' minimum building setback line along both sides of property; a 10' utilities and drainage easement along the rear of property; a 2 ½' X 25' utility anchor easement over the southwest corner of property; and a 100 year flood line crosses the northeasterly corner of said property.
3) Property is subject to the Plan of Cheyenne Trace Planned Unit Development of record in Plat Book 7900, Page 95, and amended in Book 8610, Page 684, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8073, Page 870, said Register's Office.
4) Property is subject to Charter of record in Book 8105, Page 527, Register's Office for Davidson County, Tennessee.
5) Property is subject to Restrictive Covenants contained in Book 8060, Page 765, and amended in Book 8261, Page 257, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1006 Cheyenne Trace, Madison, TN 37115
(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 our hand(s) this 26th day of Novmeber, 2001.

Dennis M. McSweeney

Dennis M. McSweeney

Kathryn L. McSweeney 11-26-01

Kathryn L. McSweeney

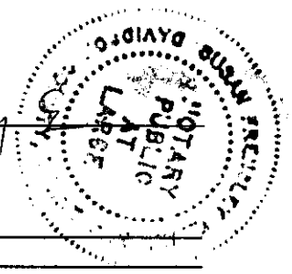
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dennis M. McSweeney and wife, Kathryn L. McSweeney, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of Novmeber, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076