27A
1 of 2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/02 11:13 2pgs
Fees:13.00 Taxes:784.03
20020903-0105941

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
2834 Azalea Place
Nashville, TN 37204

OWNER:
Name Lazaro Ruiz, Jr.
Address 5201 Ridgefalls Way
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**, **Sedric Walker and Patra Dawson-Walker** have this day bargained and sold, and do hereby transfer and convey unto **Lazaro Ruiz, Jr.,** *~~a married man~~, **his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows: *and wife, Ada Ivette Ruiz

Land in Davidson County, Tennessee, Being Lot No. 221 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument Number 199912130302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Sedric Walker and wife, Patra Dawson-Walker, by Warranty Deed from S & Y Construction, a Sole Proprietorship, of record in Instrument Number 200012280126705, Register's for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173, Group 04A, Parcel 221

This is improved property known as: 5201 Ridgefalls Way, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their 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.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **28th** day of **August 2002**.

Sedric Walker

Patra Dawson-Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Sedric Walker and Patra Dawson-Walker** 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 office, this **28th** day of **August 2002**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE HERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater for this transfer is **$211,900.00**

Affiant _____

Subscribed and sworn to before me, this the 28th day of August,2002.

My commission expires June 18, 2005

Notary Public - Register

CHRISTOPHER T. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE