RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41334

Davidson County DEEDWARR
Recvd: 10/11/02 12:23 2pgs
Fees:13.00 Taxes:240.50
20021011-0125149

WARRANTY DEED

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

C. Alfaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2002

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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 A. Alfaro	Bank of America	71-7-63
122 Old Trinity Lane	2059 Northlake Parkway	
Nashville, TN, 37203	Tucker, GA 30084	

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,

Ruby Spurlock, Unmarried

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

Carlos A. Alfaro and Berta Alfaro, Husband and Wife

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 the northerly part of Lot No. 13 on the plan of the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S. M. McMurray Company, Engineers, May 10, 1950, as follows:

Beginning on the southerly margin of Old Trinity Lane at the northwest corner of the property conveyed to Ezell Dickerson and wife, Mildred Dickerson, by deed from Dan Tarpey and wife, of record in Book 2437, page 103, Register's Office for said County, also the corner of Lots Nos. 13 and 14 on said unrecorded plan; thence with the line between said two lots and Dickerson's western boundary line, southwardly 129 feet, more or less, to the corner of lots Nos. 8 and 9 on the plan of Linda Jacobs Subdivision, Section 1, as of record in Book 2083, page 7, said Register's Office; thence with the northerly line of Lot No. 9 and the southerly line of Lot No. 8 on said unrecorded plan, north 88 degrees west 60 feet to the corner of Lots Nos. 12 and 13 on said unrecorded plan; thence with the line between said two lots, northwardly 129 feet more or less to the southerly margin of Old Trinity Lane; thence with the same, eastwardly 60 feet to the beginning.

Being the same property conveyed to Brownlow Spurlock and wife, Ruby Spurlock, of record in Book 4069, Page 337, Register's Office for Davidson County, Tennessee. The said Brownlow Spurlock having since died.

Unimproved ( )
This is improved (X) property known as 122 Old Trinity Lane, Nashville, TN 37203

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 8th day of October, 2002

Ruby Spurlock

Ruby Spurlock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Ruby Spurlock, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 2002

Notary Public

My Commission Expires: 3/29/2006

