Davidson County DEEDWARR
Recvd: 12/17/02 14:02 2pgs
Fees:13.00 Taxes:388.13

20021217-0155535

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41503

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires SEPT. 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 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
Mario E. Ceballos	GMAC Mortgage Corporation	134-13-92
4818 Jeffery Drive	100 Witmer Road	
Nashville, TN, 37211	Horsham, PA 19044-0963	

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,

Christy Russell, unmarried F/K/A CHRISTY ALEXANDER

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

Mario E. Ceballos, unmarried

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. 178 on the Plan of Kenilworth, Section Four, of record in Book 33,, Page 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christy Alexander by Quitclaim Deed from George Scott Alexander, of record in Instrument No. 20010606-0059474, and by Warranty Deed from Cloyd Russell and wife, Yvonne Hinson Russell, of record in Book 10798, Page 866, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4818 Jeffery 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 12th day of December, 2002

Christy Russell fka Christy Alexander

Christy Russell fka Christy Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

F/K/A CHRISTY ALEXANDER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Christy Russell, 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 12th day of December, 2002

Notary Public

My Commission Expires: 7/29/2006

NOTARY PUBLIC AT LARGE