WARRANTY DEED

B-CBL-03-0913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,950.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/28/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Santos	Coldwell Banker Mortgage	
913 South 12th Street (ADDRESS)	2001 Bishops Gate Blvd. (NAME) (ADDRESS)	94-5-37
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STUPKA, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JUAN SANTOS AND WIFE, BRUNILDA SANTOS, hereinafter called the Grantees, their heirs and assigns, that 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. 120 on the Plan of Shelby Heights, Section 3 of record in Plat Book 3106, Page 12, Register's Office for Davidson County, Tennessee to which reference is herby made for a more complete description.

Being the same property conveyed to Stupka Inc., by deed dated July 19, 2002 and recorded on July 23, 2002 in Instrument #200207230088535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 02/05/03 13:03 2pgs
Fees:13.00 Taxes:247.72

20030205-0015938

unimproved ( )
This is improved (X) property, known as 913 South 12th Street, Nashville, Tennessee 37206
(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 my/our hand(s) this 31st day of January, 2003.

Stupka, Inc.
BY: Dan Stupka Pres.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, Laura Sloan, a Notary Public within and for said County and State aforesaid, personally appeared Dan Stupka, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the Stupka, Inc, the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dan Stupka, President

Witness my hand and official seal at

on this the 31 day of JAN, 2002. 2003

Laura Sloan
NOTARY PUBLIC

My Commission Expires: 5/30/07

LAURA SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903