Box 13 File 4887

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: APR 25, 2006

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS DOCUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosario Argueta	CTX Mortgage Company	148-3-83
(NAME)	(NAME)	
1521 Gasser Drive	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Noah T. Ballard and spouse, Lois M. Ballard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosario Argueta, 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. 520 on the Plan of Section Five Cherokee Hills of record in Plat Book 3500, Page 142, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 520 fronts 78.0 feet on the southwesterly margin of Gasser Drive and extends back 181.0 feet on the northwesterly line and 1770 feet on the southeast line to a dead line in the rear, measuring 78.1 feet thereon.

Being the same property conveyed to Noah T. Ballard and spouse, Lois M. Ballard, by deed of record in Book 9921, Page 476, Register's Office for Davidosn County, Tennessee.

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

unimproved ☐
This is improved ■ property, known as 1521 Gasser Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 02/13/03 14:56 2pgs
Fees:13.00 Taxes:362.97

20030213-0019972

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JAN-15-2003 18:06 ADVANTAGE TITLE 615 777 2015 P.08

Witness my/our hand(s) this 15th day of January, 2003.

Noah T. Ballard

Lois M. Ballard

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF SANTA BARBARA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Noah T. Ballard and Lois M. Ballard with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee this~~ SANTA MARIA, CALIFORNIA.

Commission expires:

12-29-03

Notary Public

JANET L. DATU
Commission #1246270
Notary Public
California
SANTA BARBARACOUNTY
My Commission Expires Dec 29, 2003

JAN-15-2003 18:07 ADVANTAGE TITLE 615 777 2015 P.09