Davidson County DEEDWARR
Recvd: 05/22/03 11:37 2pgs
Fees:13.00 Taxes:226.53
20030522-0070091

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Eduardo Moreno and Roxana Moreno
2442 Scott Valley Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First National Bank of Arizona
375 Warm Springs Rd, 103
Las Vegas, NV 89119

MAP AND PARCEL:
MAP 149-3
PARCEL 118.00
02DX-1933

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Walter J. Rucker II, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eduardo Moreno and wife, Roxana Moreno, 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 Lot No. 15B, Zone Lot Division of Edge O Lake Villa, Lots 9 thru 15, of record in Plat Book 6900, Page 376, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Walter J. Rucker II, by deed from Abdul A. Samadi and wife, Ester M. Samadi of record in Book 10320, Page 112, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6275, Page 449; Charter and By-Laws of record in Book 6661, Page 377 et seq.; and Agreement to Maintain private road of record in Book 6149, Page 138; said Register's Office.

Walter J. Rucker II and Walter Rucker is one and the same person.

Taxes for 2003 have been pro-rated and assumed by Buyer.

This is improved property known as 2442 Scott Valley Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eduardo Moreno, and wife, Roxana Moreno, their heirs and assigns, forever; and I, Walter J. Rucker II, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of May, 2003.

Walter J. Rucker II

STATE OF TENNESSEE)
COUNTY OF Davidsonson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter J. Rucker II, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $ 61,225.00.

AFFIANT

Subscribed and sworn to before me this 16th day of May, 2003.

NOTARY PUBLIC
My Commission Expires: