BOX 341

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/03 09:09 2pgs
Fees:13.00 Taxes:321.90
20030612-0081153

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00
Bruno Pereira
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF June, 2003
NOTARY PUBLIC AT LARGE - TENNESSEE
Notary Public
MY COMMISSION EXPIRES
(AFFIX SEAL)
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cameron Escrow, LLC, 1410 Kensington Square Court, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruno Pereira (NAME)	Same (NAME)	107-5 179
805 Patricia Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37217 (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, C & S Construction Company, A Partnership composed of of Charlotte Rudd and Johnny Spray,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruno Pereira and Dora M. Ramos, as joint tenants

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 all of Lot No. 182 on the Plan of Bel-Air Subdivision, of record in Plat Book 2900, Page 29,30,31 & 32, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to C & S Construction Company by deed of record in Book Instrument # 20021228-0161443, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Plat Book 2900, Page 29,30,31 & 32, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 805 Patricia Drive, Nashville, TN 37217
(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 our hand s this 3rd day of June, 2003

C & S Construction Company, A Partnership
By:
Charlotte Rudd, Partner

By: Johnny Spray
Johnny Spray, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charlotte Rudd and Johnny Spray with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partner and Partner respectively of the C & S Construction Company the within named bargainor, and corporation, and that they as such Partner and Partner being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charlotte Rudd as such Partner, and attesting the same by the said Johnny Spray as such Partner. Witness my hand and official seal at office at ~~Murfreesboro~~ Nashville, TN on this the 3rd day of June, 2003.

My commission expires 1-18-05

Leon Sharber
Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE