FRANCISCO RUIZ-RAMON, ET UX

TO: DEED

W. GARIE TAYLOR,
a single person

Davidson County DEEDWARR
Recvd: 07/18/03 08:53 3pgs
Fees:18.00 Taxes:1100.75
20030718-0100914

THIS DEED OF REALTY, executed as of the 17th day of July, **2003**, by Grantors, **FRANCISCO RUIZ-RAMON and wife, GENEVIEVE RUIZ-RAMON**, to Grantee, **W. GARIE TAYLOR, a single person**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, certain realty situated in **DAVIDSON** County, Tennessee, and bounded and described as follows:

> A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 5-A as shown on the Condominium Plat of Lot No. 5 of Revision No. 2, Section No. 2, Wellesley Trace, of record in Book 5210, page 135, Registers' Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description, and being designated as Map and Parcel No. 117-02-0-A 007-00 CO.
>
> This being the same realty conveyed to the herein Grantors by deed of record in Book 7316, Page 913, in the Register's Office for Davidson County, Tennessee, from which this legal description was obtained.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2003 taxes which are prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however,

PREPARED BY:

John R. Brice
ATTORNEY AT LAW
BATSON, [illegible], BRICE,
WILLIAMSON & GIRSKY
121 SOUTH THIRD STREET
CLARKSVILLE, TN 37040

to Master Deed of Wellesley Trace Homeowners Association, Inc. of record in Book 5054, Page 633, as amended in Book 5400, Page 707, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

x F. Ruiz Ramon
FRANCISCO RUIZ-RAMON

G. Ruiz-Ramón
GENEVIEVE RUIZ-RAMON

GRANTORS

STATE OF TENNESSEE)
)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **FRANCISCO RUIZ-RAMON and wife, GENEVIEVE RUIZ-RAMON**, the within named bargainors, 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 purposes therein contained.

Witness my hand and seal at office this the 17 day of July, **2003**.

My Commission Expires: 9-20-06.

John R Bruce
Notary Public

Property Owners Name and Address:

MR. W. GARIE TAYLOR
2906 Wellesley Trace
Nashville, TN 37215

Person or Entity Responsible for Payment of Property Taxes:

FIRST FEDERAL SAVINGS BANK
P. O. Box 688
Clarksville, TN 37041-0688

STATE OF TENNESSEE, MONTGOMERY COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 297500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

W. Carrie Taylor
Affiant

Subscribed and sworn to before me this the 17 day of July, **2003**.

John F. Brown
Notary Public (Register of Deeds
Montgomery County, Tennessee)

NOTARY PUBLIC CLARKSVILLE TENNESSEE

My Commission Expires: 9-20-06.

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