RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42549**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/03 10:22 2pgs
Fees:13.00 Taxes:307.10
20031107-0163650

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100,000.00.

Angela E. Shasteen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 30th DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-18-05

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
RUPERTO RUIZ	**Pulte Mortgage, LLC**	**91-6-288**
5609 Tennessee Avenue	**7475 South Joliet Street**	**12W 17395**
Nashville, TN 37209	**Englewood, CO 80112**	

FOR AND IN 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, FRANK E. BESSIRE and wife, JOAN BESSIRE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUPERTO RUIZ**

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 Lots Nos. 1514 and 1516 of Block No. 202 on the Map showing Extension of Plan No. 1, West Nashville, as of record in Book 57, page 173, Register's Office for said County.

Said Lots Nos. 1514 and 1516 front together 50 feet on the southerly side of Tennessee Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Frank E. Bessire and wife, Joan Bessire by deed from J. L. Churchwell, of record in Book 7319, page 87, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) 5609 Tennessee Avenue, Nashville, Tennessee 37209

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 hands this 30th **day of October, 2003**

Frank E. Bessire
FRANK E. BESSIRE

Joan Bessire
JOAN BESSIRE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANK E. BESSIRE and wife, JOAN BESSIRE, the 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 official seal at Nashville, Tennessee, this the 30th day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY