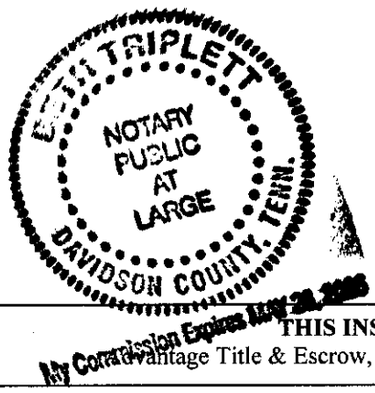
#16683 Bk V 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,200.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

My Commission Expires May 28, 2006

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arlene P. Greene	Countrywide Home Loans, Inc.	43-12-15
(NAME)	(NAME)	
200 Rio Vista Drive	2021 N. Gallatin Rd. Ste. 292	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Cristina A. Larravide, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arlene P. Greene, unmarried 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. 2 of Block A on the unrecorded Plan of Eller-Vandiver Subdivision, being a subdivision of the easterly part of Tract 10 of the Anderson Tracts which is of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point at the northeast intersection of Rio Vista Drive and DuPont Avenue, the common corner of Lots 1 and 2; thence with the line between said lots, northeasterly 275 feet to the low water mark of the Cumberland River; thence with low water mark of said River, up said River, 50 feet to the common corner of Lots 2 and 3; thence with the line between said lots, southeasterly 275 feet to the easterly margin of Rio Vista Drive; thence with the margin of the same, southerly 50 feet to the beginning.

Being the same property conveyed to Danton L. Larravide and wife, Cristina A. Larravide, by deed of record in Book 7670, Page 587, Register's Office for Davidson County, Tennessee.
Danton L. Larravide having since died.

unimproved ☐

This is improved ☒ property, known as 200 Rio Vista Drive, Madison, TN 37115
(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: 11/12/03 11:18 2pgs
Fees:13.00 Taxes:307.84



20031112-0165520

Witness my/our hand(s) this 31st day of October, 2003.

Cristina A. Larravide

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 Cristina A. Larravide with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2003.

Commission expires:

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006