McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00

X _____
Affiant

Subscribed and sworn to before me, this 23rd day of December, 2003.

_____
Notary Public

My Commission Expires: MAR 27 2005

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/02/04 15:20 2pgs
Fees:13.00 Taxes:495.80
20040102-0000821

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vilma Ruiz **Jose Luis Vargas**	**Pulte Mortgage, LLC**	**119-4-47**
321 East Thompson Lane	**304 42nd Avenue North**	
Nashville, TN 37211	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Francisco Molina and wife, Edix E. Salvador

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

Vilma Ruiz and Jose Luis Vargas

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. 9 on the Plan of Glencliff Estates, Section Four, of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Francisco Molina and wife, Edix E. Salvador, by Warranty Deed, from John Michael Champlin, Executor for the Estate of Elizabeth I. Champlin, of record in Instrument No. 20020404-0041105, dated March, 22, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, page 79, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 3703, page 180, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.
Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved (X) unimproved (____) property known as 321 East Thompson Lane, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 23rd day of December, 2003.

Francisco Molina

Edix E Salvador

Edix E. Salvador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Francisco Molina and wife, Edix E. Salvador, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2003.

Notary Public

My Commission Expires:

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005