Prepared By:
RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42625

Davidson County DEEDWARR
Recvd: 01/05/04 09:13 2pgs
Fees:13.00 Taxes:462.50
20040105-0001065

WARRANTY DEED

LARRY K. TOLBERT
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00.**

Raymond Wesley Waters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **4TH DAY OF DECEMBER, 2003.**

Notary Public

MY COMMISSION EXPIRES: 6/21/04

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
RAYMOND WESLEY WATERS	CTX Mortgage Co	**128-10-156**
240 Colt Drive	PO Box 199113	**9D 63018**
Nashville, TN 37221	Dallas, TX 75219	

Ret to:

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, HUGO BALCAZAR and wife, SAVRA AMAVA**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND WESLEY WATERS**

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 Lot No. 153 on the Plan of Stacy Square, Section 4, of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Hugo Balcazar and wife, Savra Amava by deed from Robert J. Hutt and wife, Judith Anne Hutt, of record in Book 11209, page 185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to restrictions filed of record in Book 4504, page 406, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 5973, page 335, Register's Office for Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as **240 Colt Drive, Nashville, Tennessee 37221**

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 4th day of December, 2003.

X _____
HUGO BALCAZAR

X _____
SAVRA AMAVA

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 HUGO BALCAZAR and wife, SAVRA AMAVA, 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 4th day of December, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.