Davidson County DEEDWARR
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Fees:18.00 Taxes:518.00
20040302-0023553

This Instrument Prepared By:
GARY J. HODGES, ATTORNEY
P. O. Box 645
215 Legion Street, Suite 201
Clarksville, TN 37041-0645

JUAN ONATE

TO: WARRANTY DEED

JUAN ARNOLDO CRUZ

THIS DEED OF REALTY, executed as of the date mentioned below by the Grantor, JUAN ONATE, to the Grantee, JUAN ARNOLDO CRUZ,

W I T N E S S E T H:

THE GRANTOR has this day bargained and sold and does hereby transfer and convey unto the Grantee, JUAN ARNOLDO CRUZ, and to his heirs and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows, to wit:

BEING a tract of improved land in the 1st, formerly 3rd Civil District, Nashville, Davidson County, Tennessee, lying north of Thompson Place and west of Patricia Drive, more particularly described according to survey of Barge, Waggoner, Sumner and Cannon dated August 12, 1981, revised on December 13, 1983, July 9, 1984, July 17, 1984, and July 25, 1984 (File No. 7708) as follows:

BEGINNING at a fence post in the northerly margin of Thompson Place, situated 397.5 feet northeasterly along the northerly margin of Thompson Place from an iron pin at the northwesterly corner of the intersection of Thompson Place with Murfreesboro Road. Thence along a wire fence, N 06 degrees 12' W, 153.85 feet to a fence post; thence N 73 degrees 06' E, 161.5 feet to a point; thence along a wire fence S 14 degrees 54' E, 167.15 feet to a point in the northerly margin of Thompson Place; thence, southwesterly with the north margin of Thompson Place along a curve to the left, having a central angle of 03 degrees 40', a radius of 2889.79 feet, 184.95 feet to the point of beginning, containing 0.63 acre, more or less.

BEING the same property conveyed to Juan Onate by deed from Robert E. Baker dated September 11, 1996, and recorded in Book 10282, Page 745, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the said JUAN ARNOLDO CRUZ, and to his heirs and assigns forever.

THE GRANTOR (1) covenants that he is lawfully seized and possessed of said real estate and has a perfect right to convey the same; that it is unencumbered except for taxes for the current year which are prorated and Grantee assumes; and (b) utility easements and building setback lines and any other matters shown on recorded plat; and (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to any restrictive covenants of record in the Register's Office for Davidson County, Tennessee, to which reference is made, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, the Grantor have hereunto executed this instrument on this the 1st day of March, 2004.

JUAN ONATE

GRANTOR

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, JUAN ONATE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal on this the 1st day of March, 2004.

GARY J. HODGES
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 21, 2004

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property or interest in property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and SWORN to before me on this the 1st day of March, 2004.

Notary Public or Register of Deeds

My Commission Expires: Nov. 21, 2004

GARY HODGES NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Property Address:
1007 Thompson Place
Nashville, Tenn. 37217

Mail Tax Statements To:
Juan Cruz
4913 Oak Barrel Drive
Antioch, Tenn. 37013

Tax Map and Parcel Number: 107-13-127