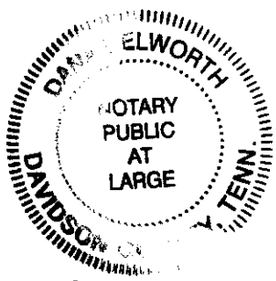
WARRANTY DEED



04-00168

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$78,600.00**

Jessica A. Well
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF MARCH, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irma Cruz	RBC Mortgage Company	**148-15-113**
(NAME)	(NAME)	
4609 Arapaho Court	4545 DTC Parkway, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Englewood, CO 80111**	
(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, **Erwin E. Workman, married and Patricia A. Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Irma Cruz, 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. 62, Plat of Apache Hills, section 5, Part 2, as of record in Plat Book 5050, Page 39, and Register's Office for Davidson County for Davidson County, Tennessee.

Said Lot No. 62 fronts 40.00 feet on the northerly margin of Arapaho Court and extends back 90.10 feet on the westerly line and 125.71 feet on the easterly line to a line on the rear on which it measures 134.56 feet.

Erwin E. Workman executes this instrument on behalf of Patricia A. Thomas as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 200403260034410, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erwin E. Workman and Roy L. Thomas by deed of record in Book 5509, Page 542, the said Roy L. Thomas is now deceased. Said interest now vested in Patricia A. Thomas reference in Instrument Nos. 200403260034408, 200403260034409 and 200403260034407, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4609 Arapaho Court, Antioch, TN 37013**
(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: 04/07/04 10:06 2pgs
Fees:13.00 Taxes:290.82
20040407-0039391

Witness **my/our hand(s)** this **30th day of March, 2004**.

Erwin E. Workman
Erwin E. Workman

Patricia A. Thomas by Erwin E. Workman atty / in / fact
Patricia A. Thomas

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 Erwin Workman the bargainor(s), 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 and official seal at Antioch, Tennessee, this 30th day of March, 20004.

Commission expires: 1-25-2006

Angela M. Lake
Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

State of Tennessee County of Davidson

On this 30th day of March, 2004 before me personally appeared Erwin Workman, the person who executed the foregoing instrument on behalf of Patricia A. Thomas, and acknowledged that she executed the same as the free act and deed of the said Erwin Workman, through Power of Attorney granted Erwin Workman, by the said Patricia A. Thomas.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.