Davidson County DEEDWARR
Recvd: 06/29/04 13:34 2pgs
Fees:13.00 Taxes:532.80

20040629-0077096

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $144,000.00

X _____ X _____ de cruz
Affiant

Subscribed and sworn to before me, this 18th day of June, 2004.

_____
Notary Public
My commission expires: 03/14/05

03-0406-32005

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Wilmer Cruz	New Owner	149-06-0-149
2552 Johnson Ridge Road		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Luther Carden and wife, Fay Morris Carden**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Wilmer Cruz and wife, Maria Cruz**, hereinafter called the Grantees, their successors 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. 42 on the Plan of Oakwood Subdivision, Phase 6, Section 2, of record in Book 7900, Page 626, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William Luther Carden and wife, Fay Morris Carden by deed from Victor N. Lising and wife, Sandra H. Lising, of record in Book 9881, Page 339, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2552 Johnson Ridge Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of June, 2004.

William Luther Carden _____ Fay Morris Carden _____

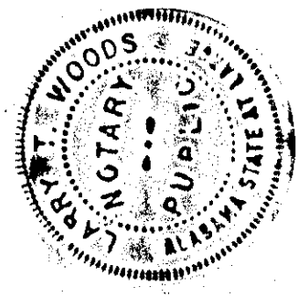
William Luther Carden Fay Morris Carden

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Luther Carden and Fay Morris Carden, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Gardendale, AL, this 10th day of June, 2004.

Notary Public



My Commission expires: 2/05/06

W.A.C
M-C