WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00.

NOTARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JULY, 2004.

LARGE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benny L Walker Jr.	Right Mortgage Company	32-9-102
(NAME)	(NAME)	
4709 Indian Summer Drive	106B West Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Lebanon, TN 37087	
(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, George M. Urrutia and Wife Beatrice V. Urrutia, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benny L. Walker, Jr., 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(s) 140, as shown on the map entitled Quail Ridge, Section Three, of record in Plat Book 7900, page(s) 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE M. URRUTIA AND WIFE, BEATRICE V. URRUTIA, by deed of record in Book 10196, page 657, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4709 Indian Summer Drive, Nashville, TN 37207

(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.

Witness our hands this 9th day of July, 2004.

George M Urrutia

Beatrice V. Urrutia

Davidson County DEEDWARR
Recvd: 07/21/04 13:40 2pgs
Fees:13.00 Taxes:567.95

20040721-0087261

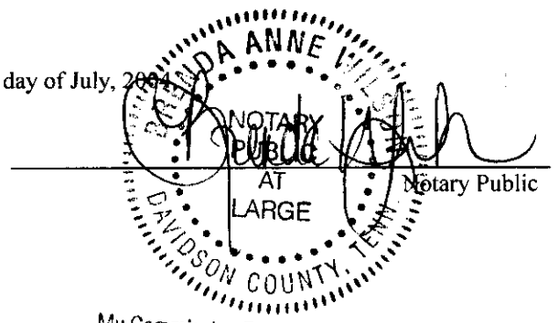
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GEORGE M. URRUTIA AND BEATRICE V. URRUTIA, the within named 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 9th day of July, 2004.

Commission expires:



Notary Public

My Commission Expires SEPT. 22, 2007