39-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF July, 2004

KENNETH BAILEY NOTARY PUBLIC DAVIDSON CO., TN

Notary Public

MY COMMISSION EXPIRES: 2-25-05
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Ortiz (NAME)	Navy Federal Credit Union (NAME)	MAP 103-05-0
5729 Knob Road (ADDRESS)	Highway 70 West #426 (ADDRESS)	PARCEL 23
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Havelock, NC 28532 (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, John C. Caldwell and wife, Nancy Lee Rusek

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth J. Ortiz and wife, Sarah A. Ortiz

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. 52 on the Plan of Hillwood Park, of record in Book 3300, page 27 and 28, Registers office for Davidson County, Tennessee.

Said Lot No. 52 fronts 193.0 feet on the southerly margin of Knob Road and extends back 249.8 feet on the easterly line and 275.0 feet on the westerly line to a dead line in the rear, measuring 123.0 feet thereon.

Being the same property conveyed to John C. Caldwell and wife Nancy Lee Rusek by warranty deed from Mark W. Jones unmarried and Lisa C. Dale and husband Roy Dale as of record in Book 10805 page 982, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/28/04 10:04 2pgs
Fees:13.00 Taxes:1032.30
20040728-0090094

unimproved ( )
This is improved (X) property, known as 5729 Knob Road, Nashville, TN 37209
(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 hand s this 23rd day of July, 2004

John C. Caldwell

Nancy Lee Rusek
Nancy Lee Rusek

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 John C. Caldwell and wife, Nancy Lee Rusek

the bargainor s, 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 23rd day of July, 2004.

Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public