#8577
Box 13

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel A. Cruz	CTX Mortgage Company	149-7A-10
(NAME)	(NAME)	
717 Dover Glen Drive	801 94th Avenue North, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	St. Petersburg, FL 33702	
(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, Steve K. Thomas and wife, Kathy A. Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miguel A. Cruz and wife, Rosa A. Cruz, 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. 10, a PUD on the Plan of Chelsea Village, Section One, of record in Plat Book 7900, Pages 119-121, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steve K. Thomas and wife, Kathy A. Thomas, by deed of record in Book 11563, Page 183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Steve Thomas by Ted Thomas as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *20041004-0119392, in the Register's Office for Davidson County, Tennessee.

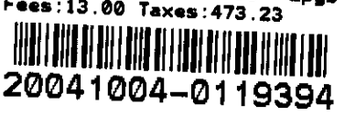
This instrument is executed on behalf of Kathy Thomas by Ted Thomas as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *20041004-0119393, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 717 Dover Glen Drive, 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: 10/04/04 15:50 2pgs
Fees:13.00 Taxes:473.23



20041004-0119394

Witness our hands this 27th day of September, 2004.

Steve K. Thomas his Atty-in-fact

Kathy A. Thomas her Atty-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of September, 2004, before me personally appeared Ted Thomas, the person who executed the foregoing instrument on behalf of Steve Thomas and Kathy Thomas and who acknowledged that he executed the same as the free act and deed of the said Steve Thomas and Kathy Thomas, through Power of Attorney granted he by the said Steve Thomas and Kathy Thomas.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2004.

Commission expires: May 28, 2006

Notary Public

