Box 52

**THIS INSTRUMENT PREPARED BY:**
Martin C. Giner, Attorney
222 Second Avenue North
Washington Square, Suite 326
Nashville, Tennessee 37201
(615) 259-9222

Davidson County DEEDWARR
Recvd: 11/29/04 15:54 3pgs
Fees:18.00 Taxes:497.28
20041129-0141742

# WARRANTY DEED

| Address of New Owner as Follows: | Send Tax Bill to: | Map/Parcel Nos. |
|---|---|---|
| Jose O. Buruca<br>528 McDonald Drive<br>Nashville, TN 37217 | Jose O. Buruca<br>528 McDonald Drive<br>Nashville, TN 37217 | 120-09-021 |

**FOR AND IN CONSIDERATION** of the sum of One Hundred Thirty-Four Thousand Four Hundred Dollars and no/100 ($134,400.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Betty C. Redding, an unmarried person, (Herman L. Redding, Jr. being deceased) (the "Grantor") has bargained and sold and by these presents does transferred and convey unto Jose O. Buruca, (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Glengarry Park, Section 4, of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 401 fronts 88.0 feet on the southwesterly margin of McDonald Drive and runs back between lines, measuring 184.0 feet on the northwesterly side and 130.0 feet on the southeasterly side to a broken line in the rear on which it measures 171.4 feet.

Being the same property conveyed to Herman L. Redding, Jr., now deceased, and wife, Betty C. Redding by Deed of Record in Book 3219, Page 585, Register's Office for Davidson County, Tennessee.

The property description was taken from a previously recorded instrument. No survey of the property was done in connection with this transaction.

Possession upon delivery of the Deed. 2004 real estate taxes to be pro rated.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed as follows:

1. A 20 Feet Sanitary Easement of record in Book 4180, Page 251, Register's Office of Davidson County, Tennessee and all easements, restrictions and covenants of record.

And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

**WHENEVER** used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, I have set my hands on this 24th day of November, 2004.

Betty C. Redding

Betty C. Redding, an unmarried person

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

Personally appeared before me, a Notary Public in and for said County and State, the within named Betty C. Redding, the bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 24th day of November, 2004.

Rachael A. Alexander

**NOTARY PUBLIC**

My Commission Expires: 

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

The actual consideration or value, whichever is greater, for this transfer is $134,400.00.

José Buruca
**AFFIANT**

Sworn to and subscribed before me

this 24th day of November, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004