Davidson County DEEDWARR
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Fees:13.00 Taxes:580.53
20050310-0026767

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,900.00

Kelly M. Bainbridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2005

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Ruiz	American Home Mortgage	Map 119
289 Lawndale Drive	520 Broadhollow Road	Group 4
Nashville, TN 37211	Melville, NY 11747	Parcel 26

FOR AND IN 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

Christopher R. Bainbridge and wife, Kelly M. Bainbridge

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert Ruiz and Karissa Ruiz, husband and wife
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. 53 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, Page 79, Register's Office for said County. Said Lot No. 53 is described as follows:

Beginning on the easterly margin of Lawndale Drive at the corner of Lots Nos. 52 and 53; thence with the line between said lots, northeastwardly 266.8 feet to the corner of Lots Nos. 52, 55, and 56; thence with the line between Lots Nos. 53 and 55, northwestwardly 134 feet to the corner of Lots Nos. 54 and 55 and the north line of Lot No. 53; thence with the line between Lots Nos. 53 and 54, westwardly 141.5 feet to the easterly margin of Lawndale Drive; thence with said Drive southwardly 126 feet to a concrete monument; thence southwardly 18 feet to the corner of Lots No. 52 and 53, the point of beginning.

Being the same property conveyed to Christopher R. Bainbridge and wife, Kelly M. Bainbridge, by deed from Kevin S. Killets and Jennifer P. Killets, his wife, of record in Instrument 20010305-0020645, said Register's Office.

This conveyance is subject to: (1) 2005 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 1835, Page 79, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 289 Lawndale Drive, Nashville, TN 37211

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 2nd day of March, 2005.

Christopher R. Bainbridge

Kelly M. Bainbridge

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 Christopher R. Bainbridge and wife, Kelly M. Bainbridge, 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 2nd day of March, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.