Davidson County DEEDWARR
Recvd: 05/02/05 15:08 2 pgs
Fees:13.00 Taxes:932.40

20050502-0048671

BOX 15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of April, 2005.

Notary Public

LARRY W. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/22/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Reinaldo Mercado - Ruiz
5705 Sterling Oaks Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-05-0-B-075.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Herbert E. Paterra and Lou Ann Paterra** hereinafter referred to as Grantors, hereby transfers and conveys to **Reinaldo Mercado-Ruiz** hereinafter referred to as Grantee, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 75 on the Plan of Sterling Oaks, Phase I as shown on plat of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Herbert E. Paterra and wife, Lou Ann Paterra by Warranty Deed from Pulte Homes Limited Partnership of record in Book 11528, Page 919, Register's Office for Davidson County, Tennessee, dated June 11, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

12670-BW

The Plan of record in Plat Book 8250, Page 998, Register's Office for Williamson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10951, Page 542, Register's Office for Williamson County, Tennessee.

HOA Charter of record in Book 10951, Page 540 and Instrument No. 200012140123041, Register's Office for Williamson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5705 Sterling Oaks Drive, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of April, 2005.

Herbert E. Paterra

Lou Ann Paterra

STATE OF New Mexico
COUNTY OF Dona Ana

ERICA T. FLORES NOTARY PUBLIC STATE OF NEW MEXICO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert E. Paterra and Lou Ann Paterra, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2005.

Erica T. Flores
Notary Public

My Commission Expires: 8/16/2008

12670-BW

Apr.28.2005 12:44PM No.0140 P.9