This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $231,835.00.

Affiant

Subscribed and sworn before me this the 23rd day of June, 2005.

Notary Public
My commission expires: 11-25-07

Davidson County DEEDWARR
Recvd: 06/29/05 14:15 2 pgs
Fees:13.00 Taxes:857.79
20050629-0074895

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sharon L. Ruiz	SunTrust Mortgage, Inc.	083-13-0-440.00
1501 Lilian Street	201 4th Ave., 7th Floor	
Nashville, TN 37206	Nashville, TN 37219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nancy K. Shelton and Thomas Alan Blackwell, II, tenants in common, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sharon L. Ruiz and Jacob W. Hathaway, wife and husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 136, of Block "O", as shown on the map entitled Lindsley Home Place, of record in Plat Book 2, page(s) 92, Chancery Court at Nashville.

Said Lot No. 136 fronts 50 feet on the northerly side of Lillian Avenue and runs back between parallel lines with the easterly margin of South 15th Street, 150 feet to an alley.

Being the same property conveyed to NANCY K. SHELTON AND THOMAS ALAN BLACKWELL, II, TENANTS IN COMMON, by deed from EVELYN C. FANN, of record as Instrument No. 20020826-0102540, dated August 19, 2002, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1501 Lilian Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 23rd day of June, 2005.

Nancy K. Shelton

Thomas Alan Blackwell, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy K. Shelton and Thomas Alan Blackwell, II, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2005.

My commission expires: 11-25-09

Darlene Short
Notary Public

