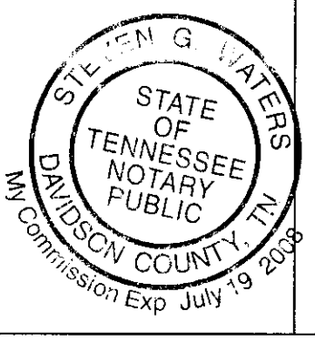
File No. 50631

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Francisco J Ruiz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco J. Ruiz	Countrywide Home Loans, Inc.	96-11-161
(NAME)	(NAME)	
625 Paces Ferry Drive	2021 N. Gallatin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Madison, TN 37115	
(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, Ronald Addis Kendall Jr. and wife, Ann Marie Kendall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco J. Ruiz and wife, Ernestina Garcia Ruiz, 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. 124 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for said County. Said Lot No. 124 fronts 97 feet on the East side of Paces Ferry Drive and runs back 135 feet on the North line an 105.7 feet on the South line to a dead line in the rear measuring 88 feet thereon.

Being the same property conveyed to Ronald Addis Kendall Jr. by deed from Elizabeth P. Duke, dated November 30, 1999, of record in Book 11768, page 357, re-recorded in Instrument number 200042900039659 Register's Office, Davidson County, Tennessee.

Ann Marie Kendall herein joins to convey any and all rights and interests she may have, especially her marital rights.

Subject to restrictions of record in Book 3341, page 265, Book 3346, page 636, and Book 3615, page 38, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 625 Paces Ferry Drive, Nashville, TN 37214

(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.

Witness our hands this 6th day of October, 2005.

Ronald Addis Kendall Jr.

Ann Marie Kendall

Davidson County DEEDWARR
Recvd: 10/13/05 08:56 2 pgs
Fees:13.00 Taxes:414.40

20051013-0123276

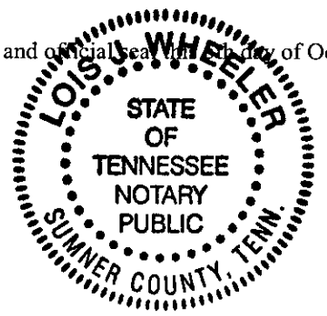
File No. 50631
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Addis Kendall Jr. and wife, Ann Marie Kendall, the bargainor(s), 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 this 5th day of October, 2005.

Commission expires:



My Commission Expires NOV. 20, 2007

Notary Public