BOX 13
10669

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,970.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-25-09

G-REMAX-05-66

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose R~~alph~~ Pina HERNANDEZ	CTX Mortgage Co., LLC	
66 Lyle Lane	(NAME) 3100 West End Ave. Suite 1020	106-14-116.00
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RALPH E.DUNMIRE AND WIFE, NAOMI J. DUNMIRE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSE R~~alph~~ PINA, * HERNANDEZ hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: * HERNANDEZ, MARRIED

BEING LOT NO. 9 ON THE PLAN OF SHARPE PARK, AS OF RECORD IN BOOK 2330, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 FRONTS 60 FEET ON THE NORTH SIDE OF LYLE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 180 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RALPH E. DUNMIRE AND WIFE, NAOMI J. DUNMIRE, BY WARRANTY DEED FROM JOYCE M. TATUM, ROBERT JOSEPH MILAM AND CLEVELAND JESSE GODFREY, GUARDIAN FOR AND ON BEHALF OF THE MINOR CHILD, SHERRY LYNN GODFREY, RECORDED ON THE 1ST DAY OF FEBRUARY, 1982 IN DEED BOOK 5847, PAGE 109, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; b) plat of record in Book 2330, Page 105, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 66 Lyle Lane, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of October, 2005.

Ralph E. Dunmire
Ralph E.Dunmire

Naomi J. Dunmire
Naomi J. Dunmire

Davidson County DEEDWARR
Recvd: 11/04/05 13:53 2 pgs
Fees:13.00 Taxes:377.29

20051104-0134057

STATE OF Tennessee
COUNTY OF Davidson

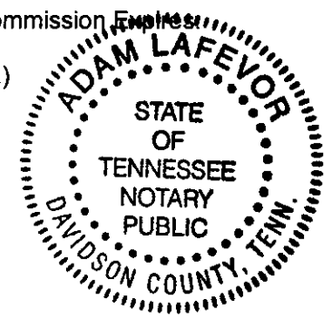
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph E.Dunmire and Naomi J. Dunmire, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903