Davidson County DEEDWARR
Recvd: 11/21/05 08:42 2 pgs
Fees:13.00 Taxes:407.00
20051121-0140028

#325

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sandy Gonzalez and Josefina Guerrero	(NEW OWNERS)	Map 148-3
3339 Ezell Road	c/o 1678 Sunset Rd	Parcel 11
Nashville, TN 37211	Brentwood, TN 37027	

Rubin to:

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael W. Rutledge and wife, Sharon E. Rutledge,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Sandy Gonzalez and Josefina Guerrero, as joint tenants with right of survivorship** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 3, on the Plan of Luna Heights, Section One, of record in Plat Book 2854, Page 50, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Rutledge and wife, Sharon E. Rutledge by warranty deed dated July 10, 2002 from Millard Filmore Mayo, Jr. and Edith Ann Mayo Gordon, devisees of the Will of Ruth Davis Mayo Estate of record in Instrument No. 20020712-0084253, said Register's Office.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Any and all matters appearing of record in Plat Book 2854, and Page 50, said Register's Office.**

This is improved property commonly known as **3339 Ezell Road, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this 9 th day of November, 2005

Notary public:

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9 **th** day of **November, 2005**.

Michael W. Rutledge

Sharon E. Rutledge

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael W. Rutledge and Sharon E. Rutledge**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 9 **th** day of **November, 2005.**

Notary Public

My Commission Expires: March 31, 2007