Davidson County DEEDWARR
Recvd: 05/03/06 09:01 2 pgs
Fees:13.00 Taxes:306.73

20060503-0050857

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CBB-06-2930

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy J. Gonzales	CTX Mortgage Company	
2930 Wingate Avenue	(NAME) 3100 McKinnon, Corp., 2nd Floor	119-14-208.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75201	
(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 GLORIA LYNN WILLIAMS AND PATRICIA GALE STEARNS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY J. GONZALES, A MARRIED MAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE MAP OF TUGGLE HEIGHTS, OF RECORD IN BOOK 1130, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 60 FEET ON THE EASTERLY SIDE OF WINGATE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 157.5 FEET TO A DEAD LINE.

The above-described property is not the primary residence of the grantor(s) herein.

BEING THE SAME PROPERTY CONVEYED TO MONTHFORD JORDAN JOHNSON, JR. AND WIFE, SADIE MAE JOHNSON BY WARRANTY DEED FROM EVERETT B. WOODROOF AND WIFE, HAZEL CORBITT WOODROFF, RECORDED ON THE 23RD DAY OF APRIL, 1948 IN DEED BOOK 1581, PAGE 477, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The said MONTHFORD JORDAN JOHNSON, JR., having since died, leaving SADIE MAE JOHNSON the surviving tenant by the entirety. The said Sadie Mae Johnson having since died, Gloria Lynn Williams and Patricia Gale Stearns being her only heirs at law, as shown on the Affidavit of Heirship recorded in Instrument No. 20060503-0050856
This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 1130, Page 90; 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 2930 Wingate Avenue, Nashville, Tennessee 37211
(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 28th day of April, 2006.

Gloria Lynn Williams

Patricia Gale Stearns

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria Lynn Williams and Patricia Gale Stearns, 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 28th day of April, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903