Davidson County DEEDWARR
Recvd: 05/15/06 12:29 2 pgs
Fees:13.00 Taxes:395.90

20060515-0056719

WARRANTY DEED

G-KW-06-1117

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-16-08
(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa Gonzalez	CTX Mortgage Co.	
1117 Alandee Street (ADDRESS)	PO Box 199113 (ADDRESS)	52-13B-66.00 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas TX 75219 (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 CHERYL WALDOCH, AKA CHERYL RIX, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROSA GONZALEZ, 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:

BEING UNIT NO. 115 ON THE PLAN OF PHASE II-C, SECTION 2, RIVER GLEN, OF RECORD IN BOOK 6900, PAGE 650, AMENDED IN BOOK 7900, PAGES 548 AND 549, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHERYL RIX, UNMARRIED BY WARRANTY DEED FROM CECIL BRAGG, UNMARRIED, RECORDED JANUARY 22, 2004 IN INSTRUMENT NO. 20040122-0008535, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; and b) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1117 Alandee Street, Nashville, Tennessee 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 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 20th day of April, 2006.

Cheryl M. Waldoch
Cheryl Waldoch

Scott Waldoch

STATE OF Tennessee
COUNTY OF Davidson

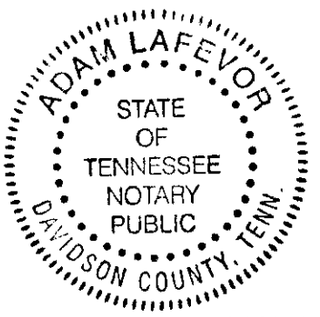
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Waldoch and Scott Waldoch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 20th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

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