Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
**Rebecca T. Garland, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
Mario Ruiz
20637 Bermuda Street
Chatsworth, CA 91311

**SEND TAX BILL TO:**
Owner

**MORTGAGEE:**
Countrywide Home Loans
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

MAP **74-4**
GROUP
PARCEL **114.00**

Davidson County DEEDWARR
Recvd: 06/01/06 14:07 2 pgs
Fees:13.00 Taxes:425.50
20060601-0064571

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Leigh H. Stephens, married*** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Mario Ruiz, married**, hereinafter called the "GRANTEE", his 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. 137 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Leigh H. Stephens by deed from Rayburn N. Yarborough and LaDonna T. Yarborough of record in Book 11495, page 828, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **727 Linden Green, Hermitage, Tennessee 37076.**

*Byron Stephens, spouse of Leigh H. Stephens, hereby joins in this conveyance to transfer all of his right, title, and interest in the subject property, marital or otherwise.

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **24th** day of **May, 2006.**

**Leigh H. Stephens**

**Byron Stephens**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leigh H. Stephens and Byron Stephens**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of May, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of May, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009