WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 13:11 2 pgs
Fees:13.00 Taxes:1335.70

20070306-0027607

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 361,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of March, 2007.

Notary Public

My commission expires 5/23/09
(AFFIX SEAL)

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP.
AUG. 23, 2009
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sushil N. Patel	First State Bank	173040A31900co
5709 Sonoma Trace	2796 N. Highland, Suite C	
Antioch, TN 37013	Jackson, TN 38305	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James Ruiz and wife, Denise Ruiz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sushil N. Patel, married

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 290 on the Plan of Oak Highlands, Section Four, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to James Ruiz, a married person, by Deed from Yazdin Construction, Inc., a Tennessee Corporation, dated 09/28/04, of record in Instrument No. 200410060120874, Register's Office for Davidson County, TN. Also conveyed to James Ruiz and wife Denise Ruiz recorded in Instrument # 200606060066698, Register's Office for said County.

This is improved (__x__) Unimproved (____) property, known as **5709 Sonoma Trace, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **1st** day of **March, 2007.**

James Ruiz

Denise Ruiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **James Ruiz and wife, Denise Ruiz**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **March, 2007.**

_____
Notary Public

My Commission Expires:_____

