Davidson County DEEDWARR
Recvd: 09/26/07 13:42 2 pgs
Fees:13.00 Taxes:462.13

20070926-0114860

This instrument is being executed pursuant to a Power of Attorney of record in Instrument # 20070926-0114859 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2007.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC:
MY COMMISSION EXPIRES: May 24 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4004 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Sue Benthall and Walden Benthall 3728 Tibbs Drive Nashville, TN 37211	ABN AMRO P.O. Box 57068 Irvine, CA 92619-7068	Map 133.06 Parcel 211

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Carlos Ruiz (by and through Dawn D. Ruiz Attorney-in-Fact) and wife, Dawn D. Ruiz

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Linda Sue Benthall and Walden Benthall

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. 15 ON THE PLAN OF LEONARD HEIGHTS, AS OF RECORD IN BOOK 2330, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 FRONTS 75 FEET ON THE EASTERLY SIDE OF TIBBS DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CARLOS RUIZ AND WIFE, DAWN D. RUIZ BY DEED FROM AYRES MERRILL DICKS AND WIFE, ALISON RAY FOLEY, DATED DECEMBER 20, 2000, AND OF RECORD INSTRUMENT NUMBER 20001222-0125647, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 2330, Page 15, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 2346, Page 291, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for sanitary sewers granted to Metro Government of record in Book 4298, Page 727, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3728 Tibbs Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 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 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 our hand(s) this 30th day of August, 2007.

Carlos Ruiz by Dawn D. Ruiz Atty in Fact — Dawn D. Ruiz

Carlos Ruiz, by Dawn D. Ruiz Attorney in fact — Dawn D. Ruiz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dawn D. Ruiz, individually with whom I am personally acquainted, (or who 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, at office, this 30th day of August, 2007.

Donna C. Plonk
NOTARY PUBLIC

My Commission Expires: 1-26-2008

DONNA C. PLONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

EXPIRES:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn D. Ruiz, Attorney-in-Fact for Carlos Ruiz, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Carlos Ruiz for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2007

Donna C. Plonk
NOTARY PUBLIC

My Commission Expires: 1-26-2008

DONNA C. PLONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

EXPIRES:

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076