Prepared by T. Jake Wolaver
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Return to Middle Tennessee Title Services

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Fees:13.00 Taxes:480.63

20071107-0131194

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Johanda Morman, a single person, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Juan Ruvalcaba and wife, Delia Ruvalcaba, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the City of Nashville, County of Davidson, State of Tennessee, described as follows:
>
> Being Lot No. 65 on the Map of Highview Acres Subdivision, as of record in Book 2331, Page 52, Register's Office of said County, Tennessee.
>
> Said Lot No. 65 fronts along a slight curve on the Westerly margin of Foxglove Drive and extends back between lines, 410 feet on the Northerly line and 365 feet on the Southerly line to a dead line in the rear, measuring 163.5 feet thereon.
>
> Being the same property conveyed to Phyllis E. Poe and Johanda Morman by quitclaim deed of record as Instrument No. 20070723-0086917 in the Register's Office of Davidson County, Tennessee. Phyllis E. Poe is now deceased, and by her Will, a certified copy of which is of record as Instrument No. 20071107 0131193 in the Register's Office of Davidson County, Tennessee, she devised her interest in the above property to Johanda Morman.
>
> Tax Parcel Identification No. 133-15-14.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; easement of record in Book 6489, Page 498, Register's Office of Davidson County, Tennessee; building restrictions of record in

Book 2444, Page 35, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 25th day of October, 2007.

Johanda Morman

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Johanda Morman, a single person, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2007.

My commission expires:
1/20/2010

Notary Public

NICOLE D. LAMM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 129,900.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2007.

My commission expires:
1/20/2010

Notary Public

NICOLE D. LAMM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Juan and Delia Ruvalcaba
3390 Murphy Lane
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Same

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