WARRANTY DEED

LEON SHARBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Reyes Ruiz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 2007

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1/20/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reyes Ruiz (NAME)	New South Federal Savings Bank (NAME)	MAP: 107-05
1924 Louanne Drive (ADDRESS)	210 Automation Way, MSN #49730 (ADDRESS)	PARCEL: 228.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	

FOR AND 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, Ricardo Medina and wife, Sencitiva Caballero

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reyes Ruiz and wife, Roberta Ruiz

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:

Being Lot No. 275 on the Plan of Bel Air Subdivision, Section II, of record in Book 2900, Pages 29 to 32, inclusive, and described as follows:

BEGINNING at a point in the north margin of Louanne Drive, at the corner of Lots 274 and 275; thence with the line between said lots, northerly 104 feet to a corner of Lot No. 276; thence with the line between said Lots Nos. 275 and 276, easterly 95 feet to the west margin of Dabbs Avenue, thence with the margin of the same, southerly 69.5 feet to the beginning of a curve; thence around said curve, southwesterly 30.4 feet to the north margin of Louanne Drive; thence with the margin of the same, westerly 68.6 feet to the point of beginning.

For source of title reference is made to Instrument Number 20011001-01057751, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Davidson County DEEDWARR
Recvd: 01/03/08 14:21 2 pgs
Fees:13.00 Taxes:370.00

20080103-0000738

unimproved ( )
This is improved (X) property, known as 1924 Louanne Drive, Nashville, TN 37217
(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 31st day of December 2007

Ricardo Medina
Ricardo Medina

Sencitiva Caballero
Sencitiva Caballero

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 Ricardo Medina and wife, Sencitiva Caballero

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of December 2007

Commission expires 1/30/09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds