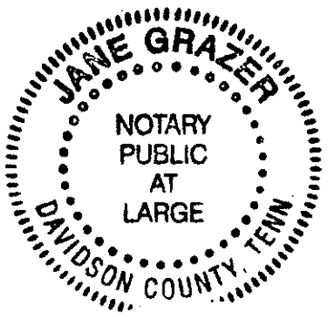



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,150.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2008.

Notary Public

Expiration of commission. 9/25/10

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 05/05/08 10:28 2 pg:
Fees:13.00 Taxes:574.06

20080605-0057800

**WARRANTY DEED**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Derrick D. Rutter**<br>**Kathy A. Rutter** | Same as new owner | **Map 096, Group 130, Parcel 111.00** |
| **2882 Lyncrest Drive** | | |
| **Nashville, TN 37214** | | |

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

**Esther Gonsales a/k/a Esther Placencio**

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

**Derrick D. Rutter and wife, Kathy A. Rutter**

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. 2 on the plan of Happy Acres, of record in Plat Book 2331, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Manuel Gonzalez Fonceca, by Warranty Deed, from John W. Newsom, Jr., of record in Book 8935, page 881, Dated May 3, 1993. Manuel Gonzalez Fonceca, unmarried conveyed his interest in said property by Quitclaim Deed, to Romero Placencio and wife, Esther Placencio, of record in Book 9586, page 326, Dated January 27, 1995. Romiro Placencia Crus (a.k.a. Romero Placencio) conveyed his interest in said property to Esther Gonsales (a.k.a Esther Placencio) of record in Instrument No. 20071128-0137963, Dated June 12, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 2882 Lyncrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 28th day of May, 2008.

X _____

Esther Gonsales a/k/a Esther Placencio

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Esther Gonsales and a/k/a Esther Placencio , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2008.

_____

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **08390-SH**
**RECORD & RETURN TO:**

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013