THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 07/07/08 09:13 2 pgs
Fees:13.00 Taxes:629.00
20080707-0069392

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
MARY DEBORAH RUIZ 727 DICKERSON ROAD SOUTH GOODLETTSVILLE, TN 37072	SAME	02512001400

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, Neal E Langdon and wife, Mary Jane Langdon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Deborah Ruiz, married, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOTS NOS. 11, 12 AND 13 ON THE UNRECORDED MAP OF THE LILY BELL FARM, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE JULY 1, 1940, BY S.M. MCMURRAY, SURVEYOR, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF THE DICKERSON PIKE AT THE CORNER OF LOTS NOS. 10 AND 11; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 880 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHERLY, ALONG THE WESTERLY LINES OF LOTS NOS. 11, 12 AND 13, SOUTH 18 DEG. 55' WEST 506 FEET TO THE NORTH LINE OF THE BINKLEY PROPERTY, BEING THE SOUTHWEST CORNER OF LOT NO. 13; THENCE WITH THE SOUTH LINE OF THE SAME, SOUTH 87 DEG. EAST 900 FEET TO THE WESTERLY MARGIN OF THE DICKERSON PIKE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 349.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NEAL E. LANGDON AND WIFE, MARY JANE LANGDON FROM RAY JONES AND REBA JONES HEREIN BY WARRANTY DEED DATED 02/25/94 AND RECORDED 03/11/94 IN DEED BOOK 9276, PAGE 572, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 727 Dickerson Road South, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

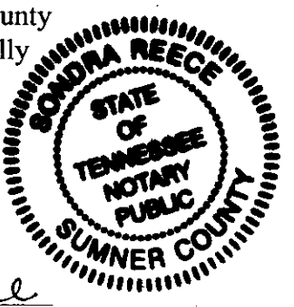
WITNESS our hands this 3rd day of JULY, 2008.

Neal E. Langdon
NEAL E LANGDON

Mary Jane Langdon
MARY JANE LANGDON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neal E Langdon and wife, Mary Jane Langdon, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.



Witness my hand and seal, this 3rd day of JULY, 2008.

Sondra Reece
NOTARY PUBLIC

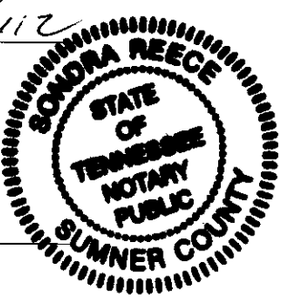
My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Mary Deborah Kuiz
Affiant

Subscribed and sworn to before me this 3RD day of JULY, 2008.



Sondra Reece
NOTARY PUBLIC

My Commission Expires: 2/28/2012