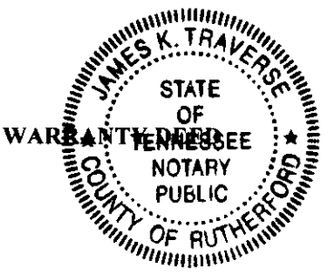
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Recvd: 06/02/09 15:48 2 pgs
Fees: 13.00 Taxes: 499.50

20090602-0050855



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me on this 26nd day of May, 2009

Notary Public

MY COMMISSION EXPIRES: 1/24/2012

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elena Cruz	Bank of America, N.A.	
(NAME) 6229 Mount View Road	(NAME) P.O. Box 961291 TX2-977-01-03	Map and Parcel 150-11-0-317.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Fort Worth, TX 76161-0291	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 are hereby acknowledged, Ernesto Rivas, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Elena M. Cruz, a married woman hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Phase I, Belle Oaks Subdivision, of record in Plat Book 6900, page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property known as: 6229 Mt. View Road, Antioch, Tennessee, 37013 as shown on the Warranty Deed of record in Instrument No. 20040701-0078360, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ERNESTO RIVAAS, by deed from JOHN DAVID INMAN, UNMARRIED, of record as Instrument No. 20040701-0078360, dated June 30, 2004, said Register's Office.

Carol Rivas joins in the execution of this instrument for the purposes of conveying her marital interest, if any, in the subject property.

This is improved property known as 6229 Mount View Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all

persons whomsoever.

WITNESS my hand this 26nd day of May, 2009.

Ernesto Rivas

Carol Rivas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, James K. Traverse, a Notary Public of the County and State aforementioned, do hereby certify that Ernesto Rivas and Carol Rivas personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26nd day of May, 2009.

Notary Public

JAMES K. TRAVERSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 1/24/2012