WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

X Mary Evelyn Nichols Dagnan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2009

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roberto Ruiz Garcia	F&M Bank	Parcel ID:
2203 Maplecrest Drive	50 Franklin Street	08410002000
Nashville, TN 37214	Clarksville, TN 37040	

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, we

Mary Evelyn Nichols Dagnan, Devisee of The Estate of Louise Hulett Givens

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Roberto Ruiz Garcia and Apryl L. Ruiz, husband and wife
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. 57, on the Plan of Maplecrest Subdivision, of record in Plat Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Howard G. Hulett and wife, Louise R. Hulett, by deed from Jay B. Gooch and wife, Anna Lee Gooch, of record in Book 3160, Page 144, Register's Office for said County. The said Howard G. Hulett having predeceased Louise R. Hulett. The said Louise R. Hulett having remarried and at the time of her death was known as Louise Hulett Givens. See also Will of record in File No. 08P639, Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 1874, Page 452, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1835, Pages 27 and 28, said Register's Office; (3) Utility Easement of record in Book 4967, Page 550, said Register's Office; Water Main Easement of record in Book 1881, Page 575, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2203 Maplecrest Drive, Nashville, TN 37214

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 my hand this 30th day of September, 2009.

The Estate of Louise Hulett Givens

BY: Mary Evelyn Nichols Dagnan
Mary Evelyn Nichols Dagnan, Devisee

BILL GARRETT, Davidson County
Trans:T20090067193 DEEDWARR
Recvd: 10/02/09 12:58 2 pgs
Fees:13.00 Taxes:351.13
20091002-0091710

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 Mary Evelyn Nichols Dagnan, Devisee of The Estate of Louise Hulett Givens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Devisee of The Estate of Louise Hulett Givens, and as such Devisee, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2009.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.