THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130054652 DEEDWARR
Recvd: 06/27/13 13:49 2 pgs
Fees:13.00 Taxes:518.00

20130627-0066249

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Sherri Church
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: March 9, 2016

(AFFIX SEAL)

DAVIDSON COUNTY, TENN NOTARY PUBLIC AT LARGE DAL L. MOORE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salvador Rosas Hernandez	NEW OWNER	MAP
5212 Raywood Lane		PARCEL 161-08-0-040.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, **Denise Stepp, Executrix for the Estate of Charles Jerry Fyke**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salvador Rosas Hernandez and Teresa Diaz, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Southwood Subdivision of record in Plat Book 2663, Page 125 and 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles J. Fyke by Warranty Deed from David L. Gleaves and wife, Nancy Patricia Gleaves of record in Book 11029, page 346, Register's Office for Davidson County, Tennessee, dated July 20, 1998 recorded on July 21, 1998. The said Charles Jerry Fyke having since died on March 23, 2013. Pursuant to the Last Will and Testament of Charles Jerry Fyke, filed for probate with the Seventh Circuit Court for Davidson County, Tennessee Probate Division, File Number 13P622. Denise Stepp, as personal representative of the Estate, is directed to administer real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **5212 Raywood Lane, Nashville, TN 37211.**

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 the 21st day of June, 2013.

Estate of Charles Jerry Fyke

Denise Stepp Executrix

Denise Stepp, Executrix

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 **Denise Stepp** the bargainor, with whom I am personally acquainted and who acknowledged herself to be the EXECTRIX for the ESTATE OF CHARLES JERRY FYKE, that she as such EXECTRIX being authorized to do so, executed the foregoing instrument for the purposes contained therein by signing as the EXECTRIX of the ESTATE OF CHARLES JERRY FYKE.

Witness my hand and official seal this the 21st day of June, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN