WARRANTY DEED

BOOK 4520 PAGE 314

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tranquilino Tacoque, etux	Mortgage Associates, Inc.	08D-63435
(NAME)	(NAME)	
909 Plateau Parkway	P. O. Box 28146	115-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Atlanta, Georgia 30328	48
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN & NO/100 ($10.00)---------- *Dollars,* and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Robert E. Fay, Jr., and wife, Dorothy E. Fay

have this day bargained and sold, and do hereby transfer and convey unto the said Tranquilino Tacoque and wife, Loyda C. Tacoque, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Addition to West Meade Hills, as of record in Book 3600, Page 18, Register's Office for said County.

Said Lot No. 221 fronts 170 feet on the westerly side of Plateau Parkway and extends back 302.7 feet on the northerly line and 286.45 feet on the southerly line to a dead line, measuring 74.90 feet thereon. Being the same real property conveyed to Robert E. Fay, Jr., and wife, Dorothy E. Fay, by deed from Wilford L. Armstrong and wife, Helen M. Armstrong, of record in Book 4017, Page 593, Register's Office for said County.

Subject to 10-foot easement for public utilities, anchor easement, 40-foot building setback line and condition of owner's certificate of record in Book 3600, Page 18, R.O.D.C., Tennessee; restrictive covenants of record in Book 3616, Page 584, R.O.D.C., Tennessee and 1971 property taxes prorated and assumed by purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me, this the 8th day of July 19 71

Affiant Tranquilino Tacoque

My commission expires: 5-9-75 (Affix Seal)

Notary Public Nancy C. Walker

This is improved (X) property, known as 909 Plateau Parkway, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Tranquilino Tacoque and wife, Loyda C. Tacoque, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tranquilino Tacoque and wife, Loyda C. Tacoque, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 8th day of July, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert E. Fay, Jr.
ROBERT E. FAY, JR.

Dorothy E. Fay
DOROTHY E. FAY

This instrument prepared by William F. Howard, Attorney, 700 American Trust Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Nancy C. Walker *a Notary Public in and for said County and State,* Robert E. Fay, Jr., and wife, Dorothy E. Fay

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 8th *day of* July, *19* 71

Nancy C. Walker *Notary Public*

Commission expires 5-4-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

B 22970

IDENTIF. REFERENCE

JUL 15 1 54 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 15	CONV	39,900.00			
JUL 15	S'TAX		A*	103.74	
JUL 15	PB'FEE		A*	.50	
JUL 15	WDEED		A*	4.00	* 108.24

WARRANTY DEED

FROM

ROBERT E. FAY, JR., et ux

TO

TRANQUILINO TACOQUE, et ux

This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE