ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ANIBAL FERNANDEZ, ET UX	SAME	
(NAME) 5003 FRANKLIN ROAD	(NAME)	146-6
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE	(STREET ADDRESS)	10.00
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of --------Seventy Thousand & no/100----------
----------($70,000.00)----------DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations

NOV-9[illegible]	CONV	70,000.00			
NOV-9[illegible]	S TAX		A*	182.00	
NOV-9[illegible]	PR FEE		A*	.50	
NOV-9[illegible]	W DEED		A*	4.00	* 186.50

We, MAMIE MYATT GUERIN and SARA GUERIN CAIN, subject to a life estate in both Mamie Myatt Guerin and Sara Guerin Cain as set out herein

have bargained and sold, and by these presents do transfer and convey unto the said ANIBAL FERNANDEZ, and wife, SARA CAIN FERNANDEZ

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot #18, as shown on the plat of Overton Park, made by W. B. Southgate, recorded in Plan Book 2, Page 171, in the Chancery Court of Davidson County, Tennessee, containing five acres, more or less, and described as follows:

Beginning on the westerly margin of the Nashville and Franklin Road in the southeast corner of said Lot #18, and Hardeman's Northeast Corner; thence with the westerly margin of said road northerly 304 feet to the southerly margin of Overton Avenue; thence with the southerly margin of said Avenue westerly 500 feet to the corner of Lots #17 and 18; thence with the line between said two lots south 43 1/2° west 479 feet to the said Hardeman's north line; thence with said line south 80 1/2° east 800 feet to the beginning.

Being the remainder of the same property conveyed to Mamie Myatt Guerin by deed from A. Battle Clark and wife, Mary B. Clark, of record in Book 714, Page 395, Register's Office for Davidson County, Tennessee.

And being the one-half undivided interest in the property conveyed to Sara Guerin Cain by deed from Mamie Myatt Guerin, of record in Book 3338, Page 270, Register's Office for Davidson County, Tennessee.

Reserving and excepting therefrom, however, unto Mamie Myatt Guerin and Sara Guerin Cain, grantors, the full use, control and possession of the property for and during each of their natural lives.

unimproved ( )
This is improved (X) property, known as 5003 Franklin Road (House Number) (Street)
Nashville, Tennessee 37220
(P. O. Address) (City or Town) (Zip Code)

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.

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 29th day of August, 1972

Sara Guerin Cain
Mamie Myatt Guerin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4654 PAGE 32

Personally appeared before me, Carolyn Hastings, a Notary Public in and for said County and State, the within named MAMIE MYATT GUERIN and SARA GUERIN CAIN

the 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 August, 1972

My commission expires 2/3/74 Notary Public Carolyn Hastings

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 70,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sara Guerin Cain

Sworn to and subscribed before me
this 8th day of August, 1972

My commission expires 2/3/74 Notary Public Carolyn Hastings

This instrument was prepared by:

William J. Faimon, Attorney, 200 Court Square Building, 300 James Robertson Parkway Name Nashville, Tennessee 37201 Address

70,000.00
WARRANTY DEED

FROM
MAMIE MYATT GUERIN and
SARA GUERIN CAIN

TO
ANIBAL FERNANDEZ, and wife,
SARA CAIN FERNANDEZ

B 83403

IDENTIF. REFERENCE

Nov 9 3 17 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219