FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF December 1974.

Notary Public

MY COMMISSION EXPIRES: 2-5-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco DeJesus Ronquillo (NAME)	Same (NAME)	24W 02320
2017 19th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104-12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 158

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, JAMES P. ZERFACE and wife, THERESA A. ZERFACE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCISCO DeJESUS RONQUILLO and wife, VIRGINIA L. RONQUILLO

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 the northerly one-half of Lot No. 29 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

SAID Part of lot No. 29 fronts 50 feet on the westerly side of Nineteenth Avenue, South, and runs back between parallel lines 189 feet to an alley.

BEING the same property conveyed to James P. Zerface and wife, Theresa A. Zerface by deed from Martha Edwards of record in Book 4731, page 412, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a vendor's lien retained in the deed from Martha Edwards to James P. Zerface and wife, Theresa A. Zerface of record in Book 4731, page 412, Register's Office for Davidson County, Tennessee.

The property transferred includes certain personal property as provided in the contract of the parties. Said personalty has a real value of $3,000.00, and the affidavit amount above represents the value for realty only.

unimproved ( )
This is improved (X) property, known as 2017 19th Avenue, South, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 3rd day of December, 1974

James P. Zerface
James P. Zerface

Theresa A. Zerface
Theresa A. Zerface

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES P. ZERFACE and wife, THERESA A. ZERFACE

the bargainors, 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 3rd day of December 19 74

Commission expires 2-5-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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 _____, and attesting the same 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

m8

WARRANTY DEED

FROM

JAMES P. ZERFACE ET UX

TO

FRANCISCO DeJESUS RONQUILLO ET UX

C 80560

IDENTIF. REFERENCE

DEC 5 1 58 PM '74

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-5 74	CONV	22,200.00			
DEC-5 74	S'TAX		A*	57.72	
DEC-5 74	PR'FEE		A*	.50	
DEC-5 74	W'DEED		A*	4.00	* 62.22

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Dec 8