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FORM NO. WD-1

D 1 7 6 7 9

IDENTIF. REFERENCE

SEP 29 2 22 PM '75

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,454.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 75

Notary Public

MY COMMISSION EXPIRES: 11-19-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attorneys, 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude Country, Inc. (NAME)	VNB Mortgage Corp. (NAME)	
4505 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	162-10
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Richmond, Va. 23275 (CITY) (STATE) (ZIP)	134 pt

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, Joaquin Ramon Gomez de Molina Llovio and wife, June Gomez de Molina

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude Country, Inc.

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. 124 on the Map of Brookview Estates, Section II, as of record in Book 4460, page 163, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Joaquin Ramon Gomez de Molina Llovio and wife, June Gomez de Molina by deed from Fred Sloan, Jr. and wife, Margaret L. Sloan, as of record in Book 4894, page 280, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4849, page 282, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

See reverse side for agreement

SEP 29 75	CONV	36,454.00			
SEP 29 75	S'TAX		A*	94.90	
SEP 29 75	PR'FEE		A*	.50	
SEP 29 75	W'DEED		A*	4.00	* 99.40

unimproved ( )
This is improved (XX) property, known as 556 Roxanne Drive, Antioch, Tennessee 37013
(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 25th day of September, 19 75

Joaquin Ramon Gomez de Molina Llovio

June Gomez de Molina

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 Joaquin Ramon Gomez de Molina Llovio

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tenn. this 25th day of September 1975.

Commission expires 11-18-78

Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June Gomez de Molina

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of September 1975.

Commission expires 11-18-78

Notary Public

WARRANTY DEED

FROM

Joaquin Ramon Gomez de Molina
Llovio et ux

TO

Claude Country, Inc.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

We, Claude Country, Incorporated Realtors agree to take over payments, and assume complete responsibility for subject property...sale, rental, or any disposition of property required. We agree that above sellers are to be held not responsible for property. It is understood and agreed that seller is not to be charged with any cost involved in this transaction and that all mortgage payments, tax payments, etc. connected with this property are to be the responsibility of the buyer commencing on the date of the close of this escrow. Claude Country, Incorporated will assume complete control.

We, above Sellers, agree to Give good and valid Warranty Deed, with no liens or encumberances except 1st mortgage and 1975 taxes due to above buyer.* Warranty Deed subject to a first mortgage given to VNB Mortgage Corporation located at 400 East Main Street, Richmond, Virginia 23219 in the amount of $36,550.00 dated March 5, of 1975 and recorded in Book 4460, page 163, register's Office Davidson County, Tennessee, being Lot number 124, on themap of Brookview Estates Section 2. We agree to surrender all rights to property, all escrow, and that above buyer is to receive all proceeds from sale, rental. Above buyer is responsible for all payments, fees and costs in transfer of title, and all expenses in the transactions of sale or rental of above property.

* Or above buyer's desiganee.