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 $ 11,352.00

Delbert Ray Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 75.

Notary Public

MY COMMISSION EXPIRES: 11/18/78

(AFFIX SEAL)

DAVIDSON COUNTY

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 |
|---|---|---|
| Enrique Roque Fajardo (NAME) | same (NAME) | |
| P.O. Box 60321 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 82-16 |
| Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 225 |

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, Howard Claude and wife, Linda Sue Claude, and Milton Clem, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Enrique Roque Fajardo and wife, Dorothy E. Fajardo and Delbert Ray Ferguson, WHOSE INTEREST ARE AS THEY APPEAR BELOW

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. 117 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 50 feet on the northerly margin of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Howard Claude and Milton Clem by deed from Thomas M. Yarbrough, as of record in Book 4825, page 347 , said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4825, page 347, said Register's Office.

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

Enrique Roque Fajardo and wife, Dorothy E. Fajardo own herein a 3/5ths interest by the entireties, Delbert Ray Ferguson, owns a 2/5ths interest in common

This is improved { X } unimproved { } property, known as 811 Boscobel, Nashville, TN. 37206
(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 30th day of October, 1975

Howard Claude

Linda Sue Claude

Milton E. Clem, unmarried

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 Howard Claude and wife, Linda Sue Claude and Milton Clem

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 31st day of October 1975

Commission expires 11/18/78

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM
Howard Claude et al

TO
Enrique Roque Fajardo et al

D 23020

IDENTIF. REFERENCE

Nov 4 3 07 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| NOV-4 75 | | CONV | 19,352.87 | | | |
| NOV-4 75 | S'TAX | | | A* | 50.44 | |
| NOV-4 75 | PR'FEE | | | A* | .50 | |
| NOV-4 75 | | W'DEED | | A* | 4.00 | * 54.94 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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