490 Ewell Road
Nashville, Tenn 37217

BOOK 5003 PAGE 310

WARRANTY DEED

ADDRESS NEW OWNER (S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr & Mrs Carlos Febles	Home Federal S&L	Map 150-1
(NAME:) 583 Moss Landing Dr	(NAME:) 230 - 4th Ave N.	Par 351
(STREET ADDRESS OR ROUTE NUMBER) Antioch Tenn 37013	(STREET ADDRESS) Nashville, Tenn 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated May 21, 1975, and filed for record May 22, 1975, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4915, page 139, and note of even date thereby secured, in the original principal amount of $37,000.00 payable to Home Federal Savings and Loan Association, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Charles J. Bayer and wife, Kathleen A. Bayer under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extnt of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Brandon
Stahlman Building: Nashville, Tennessee

Bayer and wife, Kathleen A. Bayer

We, Charles J. / *have bargained and sold, and by these presents do transfer and convey unto the said* Carlos R. Febles and wife, Margaret A. Febles, 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. 18 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for said County.

Said Lot No. 18 fronts 78.70 feet on the westerly side of Moss Landing Drive and extends back 148.24 feet on the northerly line and 167.75 feet on the southerly line to a dead line measuring 95.63 feet thereon.

Being the same property conveyed to Charles J. Bayer and wife, Kathleen A. Bayer by deed from Colonial Homes, a partnership composed of Jack Williams and Steve Vandevender of record in Book 4915, page 137, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchasers.

The grantees, Carlos R. Febles and wife, Margaret A. Febles, join in the execution of this instrument for the purpose of agreeing in writing to pay the indebtedness secured by the instrument of record in Book 4915, page 139, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,496.04

Subscribed and sworn to before me, this the 2 day of March 19

Affiant

My commission expires: October 11 1976 (Affix Seal)

Notary Public

DIXIE M. CHA... NOTARY PUBLIC ... DAVIDSON COUNTY ... TENNESSEE

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carlos R. Febles and wife, Margaret A. Febles *their heirs and assigns, forever.*

And we *do covenant with the said* Carlos R. Febles and wife, Margaret A. Febles *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.*, except as noted above.

And we, Charles J. Bayer and wife, Kathleen A. Bayer *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Carlos R. Febles and wife, Margaret A. Febles, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 2nd *day of* March, *19* 76., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carlos R. Febles

Margaret A. Febles

K. Bayer

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jackie W. Charlton, a Notary Public in and for said County and State, the within named Charles J. Bayer and wife, Kathleen A. Bayer

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 27th day of February, 1976.

Jackie W. Charlton, Notary Public.

Commission Expires October 16, 1976

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jackie W. Charlton, a Notary Public in and for said County and State, the within named Carlos R. Febles

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, Tennessee, this 27th day of February, 1976.

Jackie W. Charlton, Notary Public.

Commission Expires October 16, 1976

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jackie W. Charlton, a Notary Public in and for said County and State, the within named Margaret A. Febles

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 27th day of February, 1976.

Jackie W. Charlton, Notary Public.

Commission Expires October 16, 1976

Notary Public

Commission Expires .....

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D 39118

WARRANTY DEED

FROM

CHARLES J. BAYER, ET UX

TO

CARLOS R. FEBLES, ET UX

IDENTIF. REFERENCE

MAR 8 9 36 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

PEDIGO & SAINDON

MAR-8[illegible]	CONV	39,496.64			
MAR-8[illegible] S'TAX			B*	102.70	
MAR-8[illegible] PR'FEE			B*	.50	
MAR-8[illegible]	W'DEED		B*	8.00	* 111.20

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