WARRANTY DEED

BOOK 5035 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe F. Dabbs, Etux	Fidelity Federal Savings & Loan	Map 133-11
(NAME)	(NAME)	
3731 Valley Ridge Dr	401 Union St.	Par. 159
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Nashville, Tenn. 37219	6DA-80485
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ..... TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4261, page 19, Register's Office for Davidson County, Tennessee.

We, Ricardo J. Sequeria and wife, Ollie B. Sequeria

have this day bargained and sold, and do hereby transfer and convey unto the said

Joe F. Dabbs and wife, Ernestine Dabbs,

their ~~XXXXX~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, page 60, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Ricardo J. Sequeria and wife, Ollie B. Sequeria by deed from Randall Phillips Builders, Inc., a Tennessee Corporation, of record in Book 4261, page 17, 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 purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 11th day of June 19 76

Affiant Joe F. Dabbs

My commission expires: Dec 3 1978 (Affix Seal)

Notary Public Mary O. Kilpatrick

This is unimproved ( ) improved (X) property, known as 3731 Valley Ridge Dr (House Number) (Street) Nashville, Tenn. 37211 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Joe F. Dabbs and wife, Ernestine Dabbs, their

(~~XXXXXX~~

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Joe F. Dabbs and wife, Ernestine Dabbs, their

(~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 11th day of June 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.

Ricardo J. Sequeria

Ollie B. Sequeria

This Instrument Was Prepared By

Phillip Saindon (gj)

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary B. Kilpatrick, a Notary Public in and for said County and State, Ricardo J. Sequeria and wife, Ollie B. Sequeria, the within named 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 11th day of June, 19 76

Mary B. Kilpatrick, Notary Public

Commission expires Dec. 3, 1978

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JUN 15 76	CONV	33,000.00			
JUN 15 76	S'TAX		B*	85.80	
JUN 15 76	PR'FEE		B*	.50	
JUN 15 76	W'DEED		B*	4.00	* 90.30

WARRANTY DEED

FROM
RICARDO J. SEQUERIA, ET UX

TO
JOE F. DABBS, ET UX

OAKES AND SMITH REALTY CO., INC.

D 53655

IDENTIF. REFERENCE

JUN 15 8 17 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON