This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5180 PAGE 773

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Cenon L. Ronquillo, et ux	The Chamberlain Company	Map 119-13
(NAME) 306 Tanksley Avenue	(NAME) 620 Lindsay Street	Parcel 282
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Chattanooga, Tennessee 37403	
(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 by Cenon L. Ronquillo and wife, Glenda Ronquillo and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, W. P. Fults and wife, Eliza Jane Fults,

have this day bargained and sold, and do hereby transfer and convey unto the said Cenon L. Ronquillo and wife, Glenda Ronquillo,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 26 on the Plan of the Tanksley Subdivision, as of record in Book 547, page 56, Register's Office for said County.
Said part of Lot No. 26 fronts 50 feet on the northerly side of Tanksley Avenue and runs back between parallel lines, 153 feet to an alley.

Being the same property conveyed to W. P. Fults and wife, Eliza Jane Fults, by deed from Robbie J. Polk, widow, of record in Book 5150, page 725, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 5th day of August 19 77

Affiant Cenon L. Ronquillo

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC

This is improved (XX) unimproved ( ) property, known as 306 (House Number) Tanksley Avenue (Street), Nashville P. O. Address: Tennessee 37211 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Cenon L. Ronquillo and wife, Glenda Ronquillo, their *(successors), 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 for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Cenon L. Ronquillo and wife, Glenda Ronquillo, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 5th *day of* August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eliza Jane Fults

W. P. Fults

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jim D. Dies Jr. *, a Notary Public in and for said County and State,* W. P. Fults and wife, Eliza Jane Fults, *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* 5th *day of* August, *19*77.

Jim D. Dies
Notary Public

Commission expires July 25, 1981

JIM D. DIES, JR. NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

AUG-57	CONV	20,000.00			
AUG-57	S'TAX		B*	52.00	
AUG-57	PR'FEE		B*	.50	
AUG-57	W'DEED		B*	4.00	* 56.50

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
81-73253

WARRANTY DEED

FROM
W. P. Fults, et ux

TO
Cenon L. Ronquillo, et ux

E 18844

IDENTIF. REFERENCE

AUG 5 3 43 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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