BOOK 5339 PAGE 445

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Francisco J. Ronquillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 6-28-81
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco J. Ronquillo (NAME)	Community Mortgage Corporation (NAME)	2DA-56300
913 Goodbar Drive (STREET ADDRESS OR ROUTE NUMBER)	8100 S.W. 81st Drive, Suite 220 (STREET ADDRESS)	107-14
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Miami, FL 33143 (CITY) (STATE) (ZIP)	55

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, Robert G. Anderson et ux Sharon Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco J. Ronquillo et ux Debbie Ronquillo

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. 53 on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Robert G. Anderson and wife, Sharon Anderson by deed from Dorothy D. Dietz, of record in Book 4667, Page 600, said Register's Office.

This conveyance is subject to a public utilities easement and building lines, of record in Plat Book 1424, Pages 94 and 95, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 913 Goodbar Drive (House Number) (Street) Nashville, TN 37217 (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 15TH day of SEPTEMBER, 19 78

Robert G. Anderson Robert G. Anderson

Sharon Anderson Sharon Anderson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Anderson et ux Sharon Anderson

the bargainor, 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 15TH day of SEPTEMBER 1978.

Commission expires 6-28-81

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

E 89405

WARRANTY DEED

FROM Robert G. Anderson

TO Francisco J. Ronquillo

IDENTIF. REFERENCE

SEP 19 11 02 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
218 fortune building 1
311 plus park boulevard
nashville, tennessee 37217
Julie Box #12

SEP 19 78	CONV	23,500.00			
SEP 19 78	S'TAX		B*	61.10	
SEP 19 78	PR'FEE		B*	.50	
SEP 19 78	W'DEED		B*	4.00	* 65.60