BOOK 5430 PAGE 835

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF APRIL 19 79

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 American Trust Bldg. Nash. TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMON ESPARZA, et ux (NAME)	GREATER SUBURBAN MORTGAGE COMPANY (NAME)	11D-10930
116 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1166 (STREET ADDRESS)	Map: 42-13
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	LAFAYETTE, CALIFORNIA 94549 (CITY) (STATE) (ZIP)	Par: 44

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, LEE W. WISEMAN and wife, CAROLINE F. WISEMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAMON ESPARZA and wife, ALICE ESPARZA

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. 55 on the Plan of Section II, Sherry Heights, as of record in Book 2331, Page 69, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Port Drive, at the corner of Lots 54 and 55; thence, with the line between said Lots, westerly 204 feet to a point; thence, southerly 206.8 feet to the north margin of Tuckahoe Drive; thence, with the margin of the same, easterly 166.6 feet to the beginning of a curve; thence around said curve, northeasterly 37.8 feet to the west margin of Port Drive; thence, with the margin of the same, northerly 167.6 feet to the point of beginning.

BEING the same property conveyed to Lee W. Wiseman and wife, Caroline F. Wiseman by deed from Frederick L. Baxter and wife, Gail P. Baxter of record in Book 4317, Page 812, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to Restrictive Covenants of record in Book 2449, Page 374, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 116 PORT DRIVE (House Number) (Street) MADISON, TENNESSEE (P. O. Address) (City or Town) 37115 (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 APRIL, 1979

Lee W. Wiseman
LEE W. WISEMAN

Caroline F. Wiseman
CAROLINE F. WISEMAN

STATE OF TENNESSEE
Davidson County

BOOK 5430 PAGE 836

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEE W. WISEMAN and wife, CAROLINE F. WISEMAN

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 30th day of APRIL 19 79

Commission expires 4/18/82

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

536 05/03 110.00- CHECK

WARRANTY DEED

FROM

LEE W. WISEMAN and wife,

CAROLINE F. WISEMAN

TO

RAMON ESPARZA and wife,

ALICE ESPARZA

F. 2 7 6 1 7

IDENTIF. REFERENCE

MAY 3 3 50 PM '79

FELIX Z. COLEMAN, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 9

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5430 PAGE 837

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44000.00- CO	
			114.40 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	118.90-
0536A05/03/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.27617

IDENTIFICATION REFERENCE

MAY 3 3 50 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 681749