752 05/04 126.44- CHECK

Form No. WD-1

BOOK 5431 PAGE 305

STATE OF TENNESSEE
COUNTY OF Davidson

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

46,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 19 79

Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alphonse A. Fernandez	Mercantile Mortgage Company	MAP 148-8
(NAME)	(NAME)	
4563 Artelia Drive	P. O. Box 15667	PARCEL 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee	Nashville, Tennessee 37215	2DU-23139
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Dale G. Vest and wife Patricia A. Vest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alphonse A. Fernandez and wife Donna J. Fernandez

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. 10, Section One, on the Plan of Oakwood Terrace Subdivision, of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts the westerly margin of Artelia Drive 65.0 feet and runs back between lines which measure 125.02 feet on the south side line, 124.99 feet on the north side line, to a dead line in the rear on which it measures 65.0 feet.

The above described property was conveyed to Dale G. Vest and wife, Patricia A. Vest by deed from Samuel A. Minton and wife, Carolyn Minton of record in Book 5250, page 765, said Register's Office.

This conveyance is subject to an Owner's certificate, a 30-foot setback line from Artelia Drive, a 20-foot easement for public utilities, sewer and drainage along the rear line of said lot.

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

This is improved (X) unimproved ( ) property, known as 4563 Artelia Drive Antioch, Tennessee
(House Number) (Street) (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 hands this 2ND day of MAY, 19 79

Dale G. Vest by Patricia A. Vest, Attorney-In-Fact

Dale G. Vest by Patricia A. Vest, Attorney-in-Fact

Patricia A. Vest

Patricia A. Vest

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A. Vest, 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 2ND day of MAY, 19 79.

My Commission expires Jan. 18, 1982

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 19 79, before me the undersigned a Notary Public in and for said County and State, personally appeared Patricia A. Vest to me known to be the person who executed the foregoing instrument in behalf of Dale G. Vest and acknowledged that she executed the same as the free act and deed of said Dale G. Vest. Witness my hand and official seal at Nashville, this 2nd day of May, 19 79.

My Commission Expires: Jan. 18, 1982

Notary Public

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G 236427

WARRANTY DEED

FROM

Dale G. Vest

TO

Alphonse A. Fernandez

F 27780

IDENTIF. REFERENCE

MAY 4 1 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

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

BOOK 5431 PAGE 307

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
			46900.00- CO	
			121.94 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	126.44-
0752A05/04/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.2.7.7.80

T
IDENTIF. REFERENCE

MAY 4 1 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 681956