ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jack Pickering, etux	First Financial Savings & Loan Assoc.	107-14
(NAME)	(NAME)	
913 Goodbar Drive	P. O. Box 97678	55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Chicago, Illinois 60690	2DA-56300
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5453 PAGE 269

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to Community Mortgage Corporation in the original amount of $23,450.00, secured by a Deed of Trust of record in Book 5339, page 447, Register's Office for Davidson County, Tennessee.

We, Francisco J. Ronquillo and wife, Debbie Ronquillo

have bargained and sold, and by these presents do transfer and convey unto the said Jack B. Pickering and wife Eula I. Pickering

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.53 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

SAID Lot No.53 fronts 70 feet on the west side of Goodbar Drive and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Francisco J. Ronquillo and wife, Debbie Ronquillo by deed from Robert G. Anderson and wife, Sharon Anderson, of record in Book 5339, page 445, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including:
Restrictive Covenants contained in an instrument of record in Book 1710, page 183, Register's Office for Davidson County, Tennessee.
The Plan of record in Book 1424, page 94 and 95, said Register's Office shows an owner's certificate, a 40-foot minimum setback line from Goodbar Drive and a 20-foot easement for public utility and drainage purposes along the rear of said lot.

unimproved ( )
This is improved (X) property, known as 913 Goodbar Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 14th day of June, 19 79.

x Francisco J. Ronquillo — Francisco J. Ronquillo

x Debbie Ronquillo — Debbie Ronquillo

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francisco J. Ronquillo and wife, Debbie Ronquillo

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, this 14th day of June, 19 79.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,291.22 This is equal to or greater than the property would bring at a fair and voluntary sale.

x

Sworn to and subscribed before me this 14th day of June, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

Name	Address
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place Nashville, Tennessee 37239

F 35754

IDENTIF. REFERENCE

JUN 21 10 59 AM '79

FELIX Z. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Francisco J. Ronquillo, etux

TO Jack R. Pickering, etux

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

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

BOOK 5453 PAGE 271

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
			20291.28- CO	
			73.53 CO TX	
			.50 PRFEE	
			4.00 MDE.D	
			CHECK	78.03-
10[illegible]		6/21/79	BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 35754

IDENTIF. REFERENCE

JUN 21 10 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691888