9442 05/16 113.36- CHECK

BOOK 5602 PAGE 948

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$41,069.19

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1980.

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard C.&Nancy B. Rodriguez (NAME)	Noel-Palmer MortgageCompany (NAME)	149-5-165
4769 Terragon Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	2DU-68891
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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, Charles M. Sivley and wife, Alice F. Sivley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard C. Rodriguez and wife, Nancy B. Rodriguez as tenants by the entirety

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. 83 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Register's Office for said County.

SAID Lot No. 83 fronts 29.28 feet on the easterly margin of a cul-de-sac on the Terragon Trail and extends back 134.64 feet on the northwesterly line and 111.98 feet on the southerly line to a dead line in the rear, measuring 118.82 feet thereon.

BEING the same property conveyed to Charles M. Sivley and wife, Alice F. Sivley by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5369, page 767, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand hand, the receipt of of which is hereby acknowledged, and other good and valuable consideration, a part ofwhich is the assumption of one certain trust deed dated 11/28/78 and filed for record 11/30/78, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5369, page 769, and note of even date thereby secured, in the original principal amount of $33,500.00 payable to Commerce Union Bank, which debt the grantees herein assumes and agrees to pay as part payment of the purchase price. The grantees further hereby assumes the obligations of Charles M. Sivley and wife, Alice F. Sively under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 5179, page 214, and such easements and setback lines of record in Plat Book 5200, page 18, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 4769 Terragon Trail Antioch, Tn. 37013
(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 hand s this 6th day of February, 1980

Charles M. Sivley

Alice F. Sivley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Sivley and Alice F. Sivley

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 26 day of February 19 80.

Commission expires 7/19/81

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

F 8 9 7 2 4

WARRANTY DEED

FROM
Charles M. Sivley and wife,
Alice F. Sivley

TO
Howard C. Rodriguez and wife,
Nancy B. Rodriguez

IDENTIF. REFERENCE

MAY 16 11 30 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5602 PAGE 950

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			41069.13- CO	
			106.86 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 113.36-	
9442405/16/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 89724

REGISTER'S OFFICE REFERENCE

MAY 16 11 30 AM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 758114