BOOK 5640 PAGE 398 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS: 31,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 1980

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY - 494 BELL ROAD - NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Jane Brenner	Western Pacific Financial Corporation	MAP 61-15
(NAME) 1412 Norvell Avenue	(NAME) 1201 East Highland Avenue	PARCEL 262
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) San Bernardino, California 92404	15DZ-18925
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Cesar L. Ronquillo and wife Elin R. Ronquillo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Jane Brenner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Norvell Avenue and runs back between lines 222 feet 8 inches on the westerly line and 217 feet and 4 inches on the easterly line, to a dead line measuring 50 feet 4 inches thereon.

This being the same property conveyed to Cesar L. Ronquillo and wife, Elis R. Ronquillo by deed from Stan E. Pardue and wife, Cheryl Pardue of record in Deed Book 5143, Page 203, Register's Office of Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 1412 Norvell Avenue (House Number) (Street) Nashville, TN 37216 (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 heir 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 this 20TH day of AUGUST, 19 80

Cesar L. Ronquillo

Elin R. Ronquillo

STATE OF TENNESSEE
Davidson County

BOOK 5640 PAGE 399

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cesar L. Ronquillo and wife Elin R. 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, Tennessee, this 20TH day of AUGUST 19 80

Commission expires 1-22-84

Gary B. Fisher
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such _____ and _____ (they), being authorized so to do, execute 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

WARRANTY DEED

FROM
Cesar L. Ronquillo

TO
Patricia Jane Brenner

G 03620

IDENTIF. REFERENCE

AUG 21 9 53 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

GARY B. FISHER
ATTORNEY-AT-LAW
494 Bell Road
Nashville, Tennessee 37217

7152 8021 67.52- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5640 PAGE 400

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
			31250.00- CO	
			81.12 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 87.62-	
			7142A08/21/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 3 6 2 0

IDENTIF. REFERENCE

AUG 21 9 53 AM '80

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

No. 775167