2454 12/30 67.60- CHECK

WARRANTY DEED

BOOK 5695 PAGE 138

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raynaldo Herrera (NAME)	Third National Mortgage Co. (NAME)	83-7-77
28 Waters Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 *Dollars,*

and other good and valuable consideration.

Tina Maria Fulks, Hall

have this day bargained and sold, and do hereby transfer and convey unto the said Raynaldo Herrera

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot. No. 6 on the Plan of McCarn Subdivision, as of record in Book 2854, page 121, and amended by instrument of record in Book 3166 page 481, Register's Office for said County, described as follows:

Beginning on the southerly margin of Waters Avenue at the corner of Lot Nos. 6 and 7 thence with the line between said two lots, southerly 90.52 feet to the corner of lots 5,6 and 7; thence with the line between lots nos. 5 and 6, easterly 69 feet to the westerly margin of Washington Avenue; thence with the same, northerly 70.22 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwesterly 31.19 feet to the southerly margin of Waters Ave; thence with the same, westerly 49.39 feet to the beginning.

Being the same property conveyed to Tina Maria Fulks (Hall) by warranty deed from Howard A. Stogner and wife, Mable Stogner, of record in book 5417, page 351 Register's office of Davidson County, Tennessee.

This conveyance is subject to a 10 foot easement for public utilities, a utility anchor easement 2.5 x 30 feet, 25 foot set-back line from Washington Avenue, a 30 foot setback line from Waters Avenue and conditions of Owner's Certificate of record in Book 2854, page 121, Registers Officefor said County; and restrictive covenants of record in Book 3129, page 458 Registers Office for said County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 30th day of December, 19 80

Affiant: Ina Maria Fulks Hall

My commission expires: 1/15/83 (Affix Seal)

Notary Public: Deborah Stanley Shaw

This is ☐ unimproved ☒ improved property, known as 28 Waters Ave, Nashville, Tennessee 37206 (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said TINA MARIA FULKS (HALL)

(successors), heirs and assigns forever. covenant that she *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

further covenant and bind her *heirs and representatives, to warrant and forever defend the title to said real estate to said* RAYNALDO HERRERA his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 30th *day of* Dec *, 19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ina Maria Fulks Hall

TINA MARIA FULKS (HALL)

Prepared by: Edward J. Gross, Attorney, 1607 Parkway Towers, Nashville, Tennessee 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Deborah Starkey Adair *, a Notary Public in and for said County and State,* Raynaldo Herrera

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 30th *day of* December, *19* 80

Deborah Starkey Adair *Notary Public*

Commission expires 1/15/83

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TINA MARIA FULKS (HALL)
TO

RAYNALDO HERRERA

G 2357.4

IDENTIF. REFERENCE

DEC 30 8 28 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

6.7 60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5695 PAGE 140

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
			23500.00- CO	
			61.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	67.60-
2454A	12/30/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 5 7. 4

T
IDENTIF. REFERENCE

DEC 30 8 28 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 799641