954-7981-H
FILE BOX 9

BOOK 5768 PAGE 456

6037 07/10 84.50- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 1981.

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Ave., North, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEDRO J. PERALES (NAME)	SAME (NAME)	11D-48270
754 FLORENZE CIRCLE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map: 43-13
MADISON, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par: 255

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~~ I, TRAJAN H. CARNEY, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEDRO J. PERALES

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. 62 on the Map of Madison Realty Company's Subdivision, as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

SAID Lot No. 62 fronts 50 feet on the southerly side of Harris Avenue and runs back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Trajan H. Carney by deed from Roy A. Law and wife, Gertie B. Law, of record in Book 5181, Page 851, Register's Office for Davidson County, Tennessee.

AS PART of the above Consideration, the Grantee herein, assumes and agrees to pay the unpaid balance owing on a certain note, executed by the Grantor herein to Roy A. Law and wife, Gertie B. Law in the original principal amount of $13,000.00, of record in Book 5181, Page 853, Register's Office for Davidson County, Tennessee, the terms of said Deed of Trust modified by instrument of record in Book 5768, Page 454, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (XX) property, known as 120 (House Number) HARRIS STREET (Street) MADISON, TN (P. O. Address) 37115 (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 my hand this 10th day of JULY, 1981

Trajan H. Carney

TRAJAN H. CARNEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TRAJAN H. CARNEY, Unmarried

the 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, Tennessee, this 10th day of JULY, 1981

Commission expires 11/21/84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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

WARRANTY DEED

FROM
TRAJAN H. CARNEY, Unmarried

TO
PEDRO J. PERALES

G 5 0 1 5 2

IDENTIF. REFERENCE

JUL 10 2 06 PM '81

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

RUSH

Lawyers Title of Middle Tennessee, Inc.
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 9

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

RECEIVED OF _____

FOR BOOK 5768 PAGE 458

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
			30000.00- CO	
			76.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	34.50-
6037A07/10/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

650152

T
IDENTIF. REFERENCE

JUL 10 2 06 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 831968