ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Paul P. Rofrano (NAME)	Commerce Union Bank (NAME)	136-10
3541 Woodbridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	29
Nashville, Tn. 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP CODE)	2D 59916

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)- - - - - - - - - - - - - - - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $67,064.69 due and owing to Commerce Union Bank, secured by a deed of trust of record in Book 5598, page 481, Register's Office for Davidson County, Tennessee,

We, Alfonso Gutierrez, Alfonso Gutierrez, Jr., Luis Eduardo Gutierrez-Arberas and wife, Candace S. Gutierrez, who joins in this conveyance to convey whatever right, title or interest she may have in said property.

have bargained and sold, and by these presents do transfer and convey unto the said Paul P. Rofrano and wife, Shirley A. Rofrano

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. 495 on the Plan of Priest Lake Park, Section 7-A, as of record in Book 5200, page 107, 108 and 109, said Register's Office.

Said Lot No. 495 fronts 100 feet on the southerly margin of Woodbridge Drive and extends back 137 feet on the easterly line and 139.52 feet on the westerly line to a dead line in the rear measuring 99.53 feet thereon.

Being the same property conveyed to Alfonso Gutierrez, Alfonso Gutierrez, Jr. Luis Eduardo Gutierrez-Arberas by deed from Victor L. Vaughan and wife, Mary S. Vaughan of record in Book 5704, page 263, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (xx) property, known as 3541 Woodbridge Drive
(House Number) (Street)
Nashville, Tennessee 37217
(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 3rd day of June, 1982.

Alfonso Gutierrez *Alfonso Gutierrez by Candace S. Gutierrez*

Candace S. Gutierrez *Candace S. Gutierrez*

Alfonso Gutierrez, Jr. *Alfonso Gutierrez Jr.*

Luis Eduardo Gutierrez-Arberas *Luis Eduardo Gutierrez-Arberas by Candace S. Gutierrez*

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5894 PAGE 391

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfonso Gutierrez, Jr. and Candace S. Gutierrez

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 3rd day of June, 1982.

My commission expires: 11-9-83 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candace S. Gutierrez to me known to be the person who executed the foregoing instrument on behalf of Alfonso Gutierrez, and acknowledged that she executed the same as the free act and deed of Alfonso Gutierrez.

WITNESS my hand and seal this 3rd day of June, 1982.

My commission expires: 11-9-83 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candace S. Gutierrez to me known to be the person who executed the foregoing instrument on behalf of Luis Eduardo Gutierrez-Arberas, and acknowledged that she executed the same as the free act and deed of Luis Eduardo Gutierrez-Arberas.

WITNESS my hand and seal this 3rd day of June, 1982.

My commission expires: 11-9-83 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 88,864.69

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 3rd day of June, 1982.

My commission expires 11-9-83 Notary Public

File

This instrument was prepared by:

LAWYER'S ESCROW SERVICE,INC.,1161 Murfreesboro Rd.,#248,Nashville,Tn.37217

Name Address

WARRANTY DEED

FROM

TO

G: 9 4 3 1 1

IDENTIF. REFERENCE

JUN 4 3 43 PM '82

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

956

RECD 06/04 237.64

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

RECEIVED OF _____

FOR BOOK 5894 PAGE 392

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

88664.69- CO
231.14 CO TX
.50 PRFEE
6.00 WDEED
CHECK 237.64-
0959A06/04/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 4 3 1 1

IDENTIF. REFERENCE

JUN 4 3 43 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 884773