This Instrument Prepared By:
DAVID G. HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6208 PAGE 150

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-3-90	Mr/Mrs.George T. Espinoza	Bankers Mortgage Corporation P. O. Box F-20 Florence, South Carolina 29501
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 165520
8DA-34200	6515 Sprint Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated November 20, 1964, in the original principal sum of $16,300.00, payable to Guaranty Mortgage Company (now, Bankers Mortgage Corporation), in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Robert Howard Broyles and wife, Norma Broyles to Herschel Greer, Trustee, as of record in Book 3835, page 6,

ROBERT HOWARD BROYLES and wife, NORMA BROYLES hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE T. ESPINOZA and wife, VALDA V. ESPINOZA

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1348 on the Plan of Charlotte Park, Section 18, as of record in Book 3600, page 52, Register's Office for saidCounty.

Said Lot No. 1348 fronts 72 feet on the west side of Sprint Drive as measured around a slight curve, and extends back 145.9 feet on the south line and 152.09 feet on the north line, which is a broken line, to a line in the rear on which it measures 81.7 feet.

Being the same property conveyed to Robert Howard Broyles and wife, Norma Broyles, by deed from G. H. Todd and H. B. Sheets, as of record in Book 3835, page 5.

This conveyance is made subject to Restrictions of record in Book 3765, page 130.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of January, 1984.

Robert Howard Broyles

Norma Broyles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6208 PAGE 151

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Howard Broyles and wife, Norma Broyles 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, the 31st day of January, 1983.

My commission expires: 7-21-85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 72,000.00

George J. Espinoza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 1983

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ROBERT HOWARD BROYLES AND WIFE, NORMA BROYLES

TO

GEORGE T. ESPINOZA and wife VALDA V. ESPINOZA

IDENTIF. REFERENCE

JAN 4 4 19 PM '84

FILED

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

H95588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

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

RECEIVED OF _____ BOOK 6208 PAGE 152

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

72000.00- CAMT.
187.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
3922A01/04/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 955388
1
Identif. Reference
Jan 4 4:18 PM '84
Felix Z. Wilson II Reg
Davidson Cty. TN.

No. 4410