BK 435

WARRANTY DEED

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miguel Enguidanos	SAME	
(NAME)	(NAME)	
6716 Currywood Drive		MAP 113-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		PARCEL 49
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6319 PAGE 346

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Miguel Enguidanos and wife, Mervyn R.C. Enguidanos and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Frank I. St. Charles III, and, Deborah Ann St. Charles Trapp

have this day bargained and sold, and do hereby transfer and convey unto the said Miguel Enguidanos, and wife,

Mervyn R.C. Enguidanos

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of West Meade Hills, Section II, as of record in Book 2900, page 95, Register's Office for said County.

Said Lot No. 49 fronts 134.60 feet along the northeasterly margin of Currywood Drive and runs back between lines, measuring 330.2 feet along the northerly line and 344.7 feet on the southerly line to a line in the rear on which it measures 119.45 feet.

Being the same property conveyed to Frank I St. Charles, III and wife, Deborah Ann St. Charles by deed from Robert C. Williams and wife, Dolores S. Williams of record in Book 5476, page 461, Register's Office for Davidson County, Tennessee, re-recorded in Book 5482, page 371 said Register's Office

The said Deborah Ann St. Charles having since married is now Deborah Ann St. Charles Trapp.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 18th day of June, 19 84

Affiant: Miguel Enguidanos

My commission expires: 5-20-87 (Affix Seal)

Notary Public: Judy A. Dobbs

This is ( ) improved ( ) unimproved property, known as 6716 Currywood Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 18th *day of* June *19* 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank I. St. Charles III

Deborah Ann St. Charles Trapp

13352

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Judy Dobbs *, a Notary Public in and for said County and State,* Frank St. Charles III and, Deborah Ann St. Charles Trapp

the within named 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* 18th *day of* June *, 19*86.

Judy A Dobbs *Notary Public*

Commission expires 05/20/87

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 .....

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
JUN 20 8 24 AM '86

IDENTIFICATION REFERENCE

130290

WARRANTY DEED

FROM
Frank St. Charles III etal

TO
Miguel Enguidanos etux

24616

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6319 PAGE 348

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
			950[illegible].00- CAMT.	
			247.[illegible]0 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	953.50-
6352[illegible]/20/84				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I30230

T
IDENTIF. REFERENCE

JUN 20 8 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0045610