BOOK 6413 PAGE 746

RECEIVED FOR RECORD AND RECORDED IN OFFICE
DAVIDSON COUNTY, TN
Oct 29 1 40 PM '84

IDENTIF. REFERENCE

I 5 9 5 2 3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

62,377.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 19 84

Notary Public

MY COMMISSION EXPIRES July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waldemar J. Sepulveda (NAME)	Bankers Mortgage Corporation (NAME)	MAP 96-2
2651 Blue Brick Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer F-20 (STREET ADDRESS)	PARCEL 68
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Florence, SC 29501 (CITY) (STATE) (ZIP)	3DZ-63200

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, Dennis L. Waller and wife, Rebecca J. Waller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Waldemar J. Sepulveda and wife, Melissa P. Sepulveda

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 the northerly parts of Lots Nos. 1 and 2 on the Map of Section 1, Cloverbottom Subdivision, as of record in Book 1424. page 50, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southwest intersection of Stewart's Ferry Road and the Tennessee-Central Railroad right-of-way; thence with the margin of said railroad right-of-way southwesterly 159.5 feet to a point; thence northwesterly 235 feet, more or less, to the easterly margin of Blue Brick Drive; thence with the margin of the same, northerly 84.95 feet to the beginning of a curve; thence with said curve northeasterly 32.5 to the southerly margin of Stewarts Ferry Road; thence with the margin of the same, easterly 290 feet to the beginning.

Being the same property conveyed to Dennis L. Waller and wife, Rebecca J. Waller by deed from Hoyal F. Johnson and Olene F. Phelps of record in Book 5426, page 815, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the considertion for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5426, page 818, of the Register's Office for Davidson County Tennessee, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to he grantees herein.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is unimproved ( ) improved ( ) property, known as 2651 Blue Brick Drive, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (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 our hands this 22nd day of October, 19 84

Rebecca J. Waller

Dennis L. Waller

10/26 Lee 74

2351

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis L. Waller and wife, Rebecca J. Waller

the bargainorS, 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 22nd day of October, 1984

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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

TO
Waldemar J. Sepulveda
Melissa P. Sepulveda

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

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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

62377.30- CAMT.
162.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.74-
2351A10/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 5 2 3

IDENTIF. REFERENCE

Oct 26 1 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0080548