14457

This Instrument Prepared by:
G. Philip Anderson, Attorney
Suite 335
Two Maryland Farms
Brentwood, Tennessee 37027

BOOK 6437 PAGE 969

WARRANTY DEED

From: Rufus T. Rundlett and wife, Cona M. Rundlett

To: David Ochoa and wife, Kaaren F. Ochoa

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
David Ochoa and wife Kaaren F. Ochoa 6021 Sherwood Drive Nashville, TN. 37215	Dominion Bancshares Mortgage Corporation 9900 Main Street, Suite #200 Fairfax, Virginia 22031	Map - 158-4 Parcel - 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty-One Thousand Two Hundred Fifty and 00/100 Dollars ($151.250.00).

X Kaaren F. Ochoa
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of November, 1984.

Betty G. Ellerbrake
Notary Public

My Commission Expires: 7/18/87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, Rufus T. Rundlett and wife, Cona M. Rundlett, as Grantors have bargained and sold, and by these presents do transfer and convey unto the said David Ochoa and wife, Kaaren F. Ochoa, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennesee, being Lot No. 470 on the Plan of Hillsboro Park, Sectin VI, as of record in Book 2663, page 95, Register's Office for said County.

Said Lot No. 470 fronts 202.3 feet on the northerly side of Sherwood Drive and extends back 473 feet on the westerly line and 413.3 feet on the easterly line to a dead line in the rear on which it measures 202 feet.

Being all the same property conveyed to Rufus T. Rundlett and wife, Cona M. Rundlett by deed from Allison Tallman Henson and husband, Albert Blake Hardwick of record in Book 5059, Page 676.

This conveyance is subject to Easement for public utilities, anchor easements, and building setback lines and conditions

of owner's certificate, as shown on plan of record in Book 2663, page 95, Register's Office for Davidson County, Tennessee, and restrictive covenants in Book 2435, page 237, as amended by instruments of record in Book 2603, page 440, and Book 4207, page 397, and placed on premises by instrument of record in Book 2855, page 475, Register's Office for said County.

This is improved property, known as 6021 Sherwood Drive, Nashville, TN. 37215.

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 Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And Grantors do further covenant and bind themselves, their 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.

Witness our hands this 27th day of November, 1984.

Rufus T. Rundlett

Cona M. Rundlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named Rufus T. Rundlett and wife, Cona M. Rundlett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 1984.

Betty J. Edwards
Notary Public

My Commission Expires:

7/18/87

BETTY J. EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

I 67283

IDENTIF. REFERENCE

DEC 3 11 54 AM '84

REGISTER
DAVIDSON COUNTY, TN

12/03 339.62- CHECK

1779

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6437 PAGE 971

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
			161250.00- CAMT.	
			393.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 399.62-	
			1779A12/03/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 7 2 8 3

IDENTIF. REFERENCE

Dec 3 11 54 AM '84

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 0089700