PREPARED BY WHITE AND REGEN, ATTORNEYS, DICKSON, TENNESSEE 37055

WARRANTY DEED—SHORT FORM. (Brief 956-2) BOOK 6490 PAGE 331 MARSHALL & BRUCE-NASHVILLE

For and in Consideration of the sum of Twenty-One Thousand and No/100 ($21,000.00) Dollars cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of and agreement by the grantees herein to pay a certain promissory note dated October 15, 1979, executed by the grantors herein, payable to the order of Western Pacific Financial Corporation in the original principal amount of Forty-One Thousand and No/100 ($41,000.00) Dollars. The current balance of said note is Forty-Three Thousand Four Hundred Fifteen and 62/100 ($43,415.62) Dollars. Grantees agree to assume said loan commencing with the February 1, 1985, payment; said note is secured by a deed of trust on the hereinafter described property which is of record in the Register's Office of Davidson County, Tennessee; we,

Angel Perales and wife, Mercedes Perales, and Gamaliel Perales,

have bargained and sold, and by these presents do transfer and convey unto the said Paul Stephen Bell and wife, Estela M. Bell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Madison Heights, Section IV, as of record in Book 2330, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angel Perales and wife, Mercedes Perales, and Gamaliel Perales, by deed dated October 15, 1979, of record in Book No. _____, Page _____, in the Register's Office of Davidson County, Tennessee.

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN
FEB 11 9 02 AM '85
IDENTIF. REFERENCE
1 8 2 2 5 3

SEND TAX BILLS TO:

Beneficial Mortgage Corp. of Ca.
P.O. Box 1241
San Bernardino, California 92402

NEW OWNER:
Paul Stephen Bell and wife,
Estela M. Bell
1048 Neelys Bend Rd.
Madison, TN 37115

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 64,415.62 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Paul Stephen Bell

Subscribed and sworn to before me this the 11 day of Feb. 1985

Ann M. Strud Notary
Comm. Exp. 1-30-87

NOTARY PUBLIC STATE OF TENNESSEE

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Paul Stephen Bell and wife, Estela M. Bell, their heirs and assigns, forever. And we do covenant with the said Paul Stephen Bell and wife, Estela M. Bell, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Paul Stephen Bell and wife, Estela M. Bell, their heirs and assigns, against the lawful claims of all persons whomsoever [illegible]

Witness our hands, this 14th day of January, 1985

Witness:

Angel Perales

Mercedes Perales

Gamaliel Perales

jb

NOTARY PUBLIC

ACKNOWLEDGMENT BEFORE ~~XXXXXXXXXXXX~~

BOOK 6490 PAGE 332

STATE OF TENNESSEE, DICKSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gamaliel Perales,

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein named.

Witness my hand, at office, this 14th day of January, 1985

Carla Perales
Notary Public

My Commission Expires: 5/29, 1988

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DICKSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angel Perales and wife, Mercedes Perales,

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 Dickson, Tennessee, this 28th day of January, 19 85

My Commission Expires 1-30, 1985

Ann M. Stroud
Notary Public.

Warranty Deed

FROM

Angel Perales and wife, Mercedes Perales, and Gamaliel Perales

TO

Paul Stephen Bell and wife, Estela M. Bell

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of ....., A.D. 19....., at ..... o'clock ..... M. Noted in Note Book ....., page ....., and recorded in Book ....., Vol ....., Page ..... of Deeds.

Fee Paid, $.....

Witness my hand,

....., Register.

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this ..... day of ....., 19.....

County Court Clerk.

(Box 956-2) MARSHALL & BRUCE-NASHVILLE

STATE OF TENNESSEE, ... COUNTY.

Register's Office, ..., 19.....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. ....., page .....; that they were received ....., 19....., at ..... o'clock ..... M., and entered in Note Book ....., Page .....

.....
Register.

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

RECEIVED OF _____

FOR _____ BOOK 6490 PAGE 333

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

64416.62- CAMT.
167.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 173.94-
0189A02/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8225.3

IDENTIF. REFERENCE

FEB 11 9 08 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107612