WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ricardo J. Sequeira, Et Ux (NAME)	Molton, Allen & Williams (NAME)	Map 150 - 5
448 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	Parcel 53
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES D. ALLEN and wife, SHEILA ALLEN

have this day bargained and sold, and do hereby transfer and convey unto the said RICARDO J. SEQUEIRA and wife, OLLIE B. SEQUEIRA *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. 211 on the Plan of CHERRY HILLS, SECTION 2, as of record in Book 3700, page 143, Register's Office for said County.

SAID Lot fronts 86.66 feet on the easterly side of Owendale Drive and extends back 147.09 feet on the northerly line and 146 feet on the southerly line to a dead line in the rear and measures 72.10 feet thereon.

BEING the same property conveyed to James D. Allen and wife, Sheila Allen, by quitclaim deed from Thomas Marshall Mullis, Sr. and wife, Sheila D. Mullis, of record in Book 6491, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and Deed of Trust executed by Robert L. Hughes and wife, Carole L. Hughes to Wayne N. Tate, Trustee, for the benefit of Molton, Allen & Williams, Inc., of record in Book 5440 at page 176, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,767.08

Subscribed and sworn to before me, this the 17th day of April 19 85

Affiant

My commission expires: 1-18-87 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved (X) property, known as 448 Owendale Drive, Nashville, Tennessee 37217
(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 17th *day of* April 19 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Sheila Allen

James D. Allen

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

Personally appeared before me, Betsy B. Edwards *, a Notary Public in and for said County and State,* James D. Allen and wife, Sheila Allen

the within named 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 Brentwood *Tennessee,*
this 17th *day of* April *, 19* 85

Betsy B. Edwards *Notary Public*

Commission expires 1-18-87

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 .....

1 0 7 9 9 6

IDENTIFICATION REFERENCE

APR 19 2 18 PM '85

FELICIA ROLLINS REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

JAMES D. ALLEN, ET UX

TO

RICARDO J. SEQUEIRA, ET UX

PREPARED BY:

SROUJI, HESS & EDWARDS
Attorneys at Law
Suite 200, Kingsport Building
215 Centerview Drive
Brentwood, Tennessee 37027

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 BOOK 6537 PAGE 373

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

72767.00- CAMT.
189.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.78-
9725A04/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 7 9 9 6

IDENTIF. REFERENCE

APR 19 2 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126618