BOOK 6596 PAGE 754 File 20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72000.00

Subscribed and sworn to before me, this the 01 day of July 19 85

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Stephen Larios	Fleet Real Estate Funding Corp.
676 Candlestick Drive	P.O. Drawer F-20
Nashville, Tennessee 37211	Florence, South Carolina 29501
CITY STATE ZIP (STREET ADDRESS)	CITY STATE ZIP (STREET ADDRESS)

MAP & PARCEL NO. [redacted]-0157

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BLAIR W. KAUFFMAN AND WIFE, AUDREY JEAN KAUFFMAN

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO STEPHEN LARIOS AND WIFE, DEBORAH LARIOS

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 440 on the Plan of Candlestick Farms, Section 4, of record in Plat Book 3600 at page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to BLAIR W. KAUFFMAN AND WIFE, AUDREY JEAN KAUFFMAN by deed recorded in Book 4098 at page 355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and except for a certian Deed of trust for the benefit of Fleet Real Estate Funding Corp. recorded in Book 3996, page 191, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally hereby assume the obligation of BLAIR W. KAUFFMAN AND WIFE, AUDREY JEAN KAUFFMAN under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

J 1:7 6:7:8
IDENTIF. REFERENCE
JUL 2 9 26 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 676 Candlestick Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 01 day of July 19 85

Blair W. Kauffman

Audrey Jean Kauffman

3905

State of Tennessee
County of Davidson

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On this 01 day of July, 19 85, before me personally appeared BLAIR W. KAUFFMAN AND WIFE, AUDREY JEAN KAUFFMAN to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
January 19, 1986

Notary Public Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			72000.CO- CAMT.	
			187.20 CSTAX.	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	193.70-
3905A07/02/85		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 6. 7. 8

IDENTIF. REFERENCE

JUL 2 9 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150199