THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Box 8

ADDRESS NEW OWNER:

Donald J. Charpio et ux
105 Holly Forest #12
Nashville, Tennessee 37221

SEND TAX BILLS TO:

American Savings & Loan
P. O. Box 800 A
Stockton, California 95201

MAP-PARCEL NUMBERS:

142-8-A-12

BOOK 5650 PAGE 176

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Howard W. Salmon and wife, Leslie L. Salmon, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Donald J. Charpio and wife, Patricia S. Charpio, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 12 on the plan of Phase I, Coronada Town Home Condominiums, of record in Book 4860, page 26, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Howard W. Salmon and wife, Leslie L. Salmon, by deed from Marvin Goodpasture and wife, Pat Goodpasture, of record in Book 6305, page 793, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4901, page 679, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, all in the Register's Office for Davidson County, Tennessee, and to any and all matters shown on the herein referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 6305, page 796, 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 grantee.

This is (un)improved property, known as 105 Holly Forest, Unit 12, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of September, 1985.

Howard W. Salmon

Howard W. Salmon

Leslie L. Salmon

Leslie L. Salmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 1985, before me personally appeared Howard W. Salmon and Leslie L. Salmon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___. BOOK 5656 PAGE 177

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 109,600.00 .

Donald J. Charpio
Affiant

Subscribed and sworn to before me, this the 11th day of September, 1985.

My Commission Expires: 10-24-88 _____
Notary Public

WARRANTY DEED

from:

HOWARD W. SALMON ET UX

to:

DONALD J. CHARPIO ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp

(TN-24094)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 13 | 47 PM '85

IDENTIFICATION REFERENCE

3 6 3 5.

OFFICIAL RECEIPT

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

BOOK 6659 PAGE 178

RECEIVED OF _____

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

10960[illegible].00- CAPT.
204.96 CSTAX
.50 PRFEE
6.00 MOSTP
CHECK 231.46-
6841A09/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36355

IDENTIFICATION REFERENCE

SEP 13 1 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172574