#17695

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,525.00

Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 19 85

Notary Public

MY COMMISSION EXPIRES: Dec 6-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence S. McAdoo (NAME)	CITYFED MORTGAGE COMPANY (NAME)	73-10-1F
3720 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 201, 404 BNA Drive (STREET ADDRESS)	15DZ-35873
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roger J. Gonzalez and wife, Mary F Gonzalez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence S. McAdoo and wife, LaTanya A. McAdoo

HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Lot No. 69 on the Plan of Moss Rose Estates, as of record in Book 4860, page 112, Register's Office for said County.

Being the same property conveyed to Roger J. Gonzalez by deed from Margie L. Williams of record in Book 6490, page 501, Register's Office for Davidson County, Tennessee.

Should the Veterans administration fail or refuse to issue its guaranty in the full amount committed upon by the Veterans administration under the provisions of the Serviceman's Readjustment Act of 1944, as amended within sixty (60) days from the date this loan would normally become eligible for such guaranty, the holder may declare the indebtedness at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

TOTAL PRINCIPAL INDEBTEDNESS UNDER ANY CONTINGENCY IS $81,330.00

7.7.912 IDENTIFICATION REFERENCE

FEB 24 11 41 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

unimproved ( )
This is improved (X) property, known as 3720 Moss Rose Drive, Nashville, TN 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 singular 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 11th day of February, 19 86

X Mary F. Gonzalez
Mary F. Gonzalez

Roger J. Gonzalez

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger J. Gonzalez and wife, Mary F. Gonzalez

the bargainors, 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 11th day of February, 1986.

Commission Expires 9-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Roger J. Gonzalez and wife,

Mary F. Gonzalez

TO

Clarence S. McAdoo and wife,

LaTanya A. McAdoo

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

RECEIVED OF _____

FOR _____

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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
			80525.00- CONT.	
			209.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	215.50-
6896A02/24/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.9 1 2

IDENTIFICATION REFERENCE

FEB 24 11 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221381

NASHVILLE BUSINESS FORMS, INC.
615-255-0650