ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
George T. Espinoza	Covenant Mortgage Corporation	Map 127
Route 1 (NAME) 8451 Highway 70	(NAME) 101 Winners Circle, Suite 212	Parcel 101
(STREET ADDRESS OR ROUTE NUMBER) Kingston Springs, TN 37082	(STREET ADDRESS) Brentwood, TN 37027	9D-3310
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6851 PAGE 125

For and in consideration of the sum of TEN AND NO/100---------- and no/100---------- DOLLARS

cash in hand paid by GEORGE T. ESPINOZA AND WIFE, VALDA ESPINOZA, the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, WILLIAM THOMAS ROBERTS AND WIFE, EVELYN ROBERTS have bargained and sold, and by these presents do transfer and convey unto the said GEORGE T. ESPINOZA AND WIFE, VALDA ESPINOZA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Tract No. 4 of a portion of the W. T. Hutton Property and described according to a survey made by James L. Murphy, Jr. and Company, dated January 5, 1967 and surveyed by John Kohl and Company, dated May 15, 1978, as follows:

SAID Tract No. 4 fronts 161.05 feet on the southerly margin of Memphis-Bristol Highway and runs back 777.16 feet on its westerly line and 580 feet on its easterly line to a broken line in the rear on which it measures 306.89 feet thereon.

Being the same property conveyed to William Thomas Roberts and wife, Evelyn Roberts by deed from Joel M. Haley and wife, Edna G. Haley of record in Book 5286, Page 260, Register's Office for Davidson County, Tennessee.

9875

IDENTIFICATION REFERENCE

MAY 8 9 55 AM '86

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 8451 Highway 70, Rt. 1 (House Number) (Street)
Kingston Springs, Tenn. 37082
(P. O. Address) (City or Town) (Zip Code)

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.

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 24th day of APRIL, 19 86.

William Thomas Roberts — William Thomas Roberts

Evelyn Roberts — Evelyn Roberts

BOOK 6851 PAGE 126

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Thomas Roberts and wife, Evelyn Roberts

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 Brentwood, Tennessee, this 24th day of April, 1986.

My commission expires 7/18/87 Notary Public D. Annette Burton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 110,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Valda Espinoza

Sworn to and subscribed before me
this 24th day of April, 1986.

My commission expires 7/18/87 Notary Public D. Annette Burton

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 213 WARD CIRCLE--MARYLAND FARMS BRENTWOOD, TN 37027
Name Address

WARRANTY DEED
FROM
William Thomas Roberts et ux
TO
George T. Espinoza et ux

LAW OFFICES
WILLIAM D. CASTLEMAN
213 WARD CIRCLE--MARYLAND FARMS
BRENTWOOD, TN 37027
(615) 373-3838
AND
101 CUMBERLAND AVENUE
MADISON, TN 37115
(615) 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6851 PAGE 127

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

110000.00- CAMT.
286.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 292.50-
1603A05/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9875

IDENTIFICATION REFERENCE

MAY 8 9 55 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 245568