file 47

* ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JOSE M. GARMENDIA ET UX (NAME)	FIRST INVESTMENT COMPANY (NAME)	15 DZ 35585
4017 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	62-13-108
Nashville, TN. 37217 (CITY) (STATE) (ZIP CODE)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS cash in hand paid by the within named Grantees, JOSE M. GARMENDIA AND WIFE, JULIE GARMENDIA, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, BILLY F. OVERTON, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said JOSE M. GARMENDIA AND WIFE, JULIE GARMENDIA

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 Davidson County, Tennessee, being Lot No. 4 on the Map of Moss Rose Heights Subdivision, Section 2, extended, as of record in Book 1424, page 109, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Billy F. Overton by deed from Edward M. Lewis, Jr. et al, of record in Book 6559, page 100, Register's Office for Davidson County, Tennessee.

0.6.37.3

IDENTIFICATION REFERENCE

JUN 2 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 4017 Moss Rose Drive (House Number) (Street)

Nashville (City or Town) 37217 (Zip Code)

(P. O. Address)

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 23rd day of May, 19 86.

Billy F. Overton

BILLY F. OVERTON

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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 BILLY F. OVERTON

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of May, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Bouchillon

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 $ 80,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Julia Garmendia

Sworn to and subscribed before me this 23rd day of May, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Bouchillon

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM BILLY F. OVERTON

TO JOSE M. GARMENDIA ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6874 PAGE 374

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

80000.00- CAMT.
208.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 214.50-
0540A06/02/86 B4L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0637 3'

IDENTIFI REFERENCE

JUN 2 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254222