BOOK 6940 PAGE 89 FORM NO. WD-1 (29)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Fernando T. Miranda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-19-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Fernando T. Miranda (NAME)	Home Savings of America, F. A. (NAME)	18W 06625
709 Snelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	MAP 82-16
Nashville, TN. 37027 (CITY) (STATE) (P O ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	PAR. 390

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, Brenda Blackwell and husband, Melvin D. Blackwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fernando T. Miranda and wife, Patricia M. Bihl-Miranda

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:

BEING Lot No. 96 on the Plan of J. S. Williams Addition to Edgefield of record in Book 21, Page 45, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to C. Butler Smith and wife, Blanche Smith as of record in Book 1225, Page 515, Register's Office, Davidson County, Tennessee. C. Butler Smith having predeceased Blanche Smith and Blanche Smith having since died leaving said property to Brenda Blackwell as evidenced in Will Book 152, Page 627, Probate Court, Davidson County, Tennessee. Blanche Smith and Blanche C. Smith is one in the same person.

THIS property is commonly known as 709 Snelby Avenue, Nashville, TN. 37027.

Melvin D. Blackwell herein joins to convey any and all rights and interest he may have; especially his marital rights.

This conveyance is subject to any and all existing easements of record.

28347

IDENTIFICATION REFERENCE

AUG 5 10 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) property, known as 709 Snelby Avenue, Nashville, TN. 37027
This is improved ( ) property, known as (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 31st day of July, 19 86

Brenda Blackwell
Brenda Blackwell

Melvin D. Blackwell
Melvin D. Blackwell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Blackwell and husband, Melvin D. Blackwell

the bargainors, 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 Nashville, Tennessee, this 31st day of July 19 86

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM
Brenda Blackwell

Melvin D. Blackwell

TO
Fernando T. Miranda

Patricia M. Bihl-Miranda

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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

42500.00- CONT.
119.00 CSTAX
.50 PRFE.
6.00 MORTG
CHECK 125.50-
6304A08/05/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28347

IDENTIFICATION REFERENCE

AUG 5 10 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279491