ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
OSCAR RUBIO et ux MATTIE RUBIO (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSOC. (NAME)	74-16
5006 Bonnawell Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 84 Jo
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Lisa Mabry Ledbetter and Michael W. Mabry, acting in our individual capacities, and in our capacities as Co-Executors for the Estate of Virgia D. Mabry, and in our capacities as Co-Trustees for our brother, Randall Lee Mabry,

have bargained and sold, and by these presents do transfer and convey unto the said Oscar Rubio et ux Mattie Rubio

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. 401 on the Plan of Hermitage Hills, Section V, of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 401 fronts 78.33 feet on the northerly side of Bonnawell Drive and extends back between lines 155 feet on the westerly line and 147.6 feet on the easterly line to a dead line in the rear on which is measures 78.81 feet.

Being the same property conveyed to Russell J. Mabry and wife, Virgia D. Mabry, by deed from John E. Lovelace et ux of record in Book 3372, page 95, Register's Office for Davidson County, Tennessee. The said Russell J. Mabry having become deceased on July 29, 1976, and the said Virgia D. Mabry having subsequently become deceased on November 25, 1985. The grantors herein, Lisa Mabry Ledbetter, Michael W. Mabry, and Randall Lee Mabry, are the sole surviving heirs at law and Will beneficiaries of Virgia D. Mabry. See Will Book 153, page 125, Probate Court for Davidson County, Tennessee, wherein the undersigned, Lisa Mabry Ledbetter and Michael W. Mabry, are named as Co-Trustees for their brother, Randall Lee Mabry, and as Co-Executors of the Estate of Virgia D. Mabry, deceased.

3 4 2 2 0

TENNESSEE REAL ESTATE TRANSFER
Aug 21 3 43 PM '86
CLERK & MASTER

unimproved ( )
This is improved (X) property, known as 5006 Bonnawell Drive (House Number) (Street)
Hermitage, Tennessee 37076
(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 20th day of August, 19 86

ESTATE OF VIRGIA D. MABRY BY: RANDALL LEE MABRY BY:

LISA MABRY LEDBETTER, Co-Executor; LISA MABRY LEDBETTER, Co-Trustee; LISA MABRY LEDBETTER, Indiv.

MICHAEL WAYNE MABRY, Co-Executor; MICHAEL WAYNE MABRY, Co-Trustee; MICHAEL WAYNE MABRY, Indiv.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6956 PAGE 603

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Mabry Ledbetter and Michael Wayne Mabry, acting individually and on behalf of Randall Lee Mabry and the Estate of Virgia D. Mabry, respectively,

the bargainor s, 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 20th day of August, 1986.

My commission expires July 17, 1988 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa Mabry Ledbetter and Michael Wayne Mabry with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Executors and Co-Trustees respectively of the Estate of Virgia D. Mabry and the Randall Lee Mabry Trust, the within named bargainor, a ~~corporation~~, and that Michael Wayne Mabry and Lisa Mabry Ledbetter as such Co-Trustees and Co-Executors of the Estate executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ by the said Michael Wayne Mabry and Lisa Mabry Ledbetter as Co-Executors and attesting the same by the said Michael Wayne Mabry and Lisa Mabry Ledbetter as Co-Trustees, for Randall Lee Mabry.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of August, 1986.

Notary Public

Commission expires July 17, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00

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

Elaine Phelps

Sworn to and subscribed before me this 20 day of August, 1986.

My commission expires July 17, 1988 Notary Public

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY 4207 Lebanon Road, Suite 200, Hermitage, TN 37076 (883-4998)
(FROM INFORMATION FURNISHED BY OTHERS)
Address

WARRANTY DEED

FROM

ESTATE OF VIRGIA D. MABRY, MICHAEL WAYNE MABRY AND LISA MABRY LEDBETTER, Co-Executors, and MABRY, AND LISA MABRY LEDBETTER AND MICHAEL WAYNE LEDBETTER, Indiv

TO

OSCAR RUBIO and wife,

MATTIE RUBIO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6956 PAGE 604

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
			65000.00- CAMT.	
			182.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.50-
3062A08/21/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34220

IDENTIFICATION REFERENCE

AUG 21 3 43 PM '86

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TENN.

No. 286066