Mail

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

This Instrument Prepared By:
WILLIAM G. TRABER, ATTORNEY AT LAW
107 Donelson Pike
P. O. Box 140255
Nashville, TN 37214

BOOK 7003 PAGE 280

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Rudolp Castro, III	The Lomas & Nettelton Co.	Map 83-2
1507 Mc Kennie Ave.	27 Triangle Park Drive	Parcel 231
Nashville, TN. 37206	Cincinnati, OH. 45246	27 W 24730

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brent Arthur Spates, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rudolph Castro, III and wife, Helen Castro, 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. 14 on the Plat of James J. Pryor Heirs Subdivision of Lot nos. 19 and 20 in Brownsville as of record in Book 843, page 41, Register's Office for said County, described as follows:

Said Lot no. 14 fronts 61 feet on the northerly side of Mc Kennie Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brent Arthur Spates by deed from Elvis L. Dick Jr. and wife, Vera Jean Dick, as of record in Book 6494, page 337, said Register's Office.

Brent Arthur Spates was unmarried at the time this property was acquired, and by his signature hereon attests thereto.
The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor of Lomas & Nettleton Co., said Register's Office. The escrow account as it relates to this property is hereby transferred to the Grantees.
This is improved property known as 1507 Mc Kennie Ave. Nashville, Tennessee 37206

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3RD day of October, 1986.

Brent Arthur Spates

Brent Arthur Spates, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brent Arthur Spates, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3RD day of October, 1986.

Tracey Thumphour
NOTARY PUBLIC

My Commission Expires: 10/19/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $37,000.00.

x Helen Caster
AFFIANT

Subscribed and sworn to before me
this 3RD day of October, 1986.

Tracey Thumphour
NOTARY PUBLIC
My Commission Expires: 10/19/86

50493

IDENTIFICATION REFERENCE

OCT 8 8 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

William G. Traber
P. O. Box
Nashville, Tenn. 37214

PREPARED FROM INFORMATION
AND DOCUMENTS PROVIDED BY
THE PARTIES

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

RECEIVED OF _____

FOR _____

BOOK 7003 PAGE 282

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
			370000.00 CAMT.	
			103.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 109.10	
			1627A10/08/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50493

IDENTIFICATION REFERENCE

Oct 8 8 31 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 304110