THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

B5

ADDRESS NEW OWNER:
Christopher W. Rodriquez
4200 Dakota Avenue
Nashville, TN. 37209

MORTGAGEE:
Tennessee Housing Development Agency
706 Church St., Doctors Building
Nashville, Tennessee 37203

MAP-PARCEL NUMBERS:
MAP 091-16-0
PARCEL 263
25W-00935

WARRANTY DEED BOOK 7096 PAGE 982

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Atchley Mowrey and wife, Cynthia B. Mowrey hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Christopher W. Rodriquez and wife, Lisa M. Rodriquez hereinafter called the Grantee, Grantee's 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 the easterly 50 feet of Lot No. 101 of Block 4 on the plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID part of Lot No. 101 fronts 50 feet on the northerly margin of Dakota Avenue, Formerly Fourth Avenue and extends back between parallel line with the westerly margin of 42nd Avenue North, formerly First Street, 150 feet to an alley.

Being the same property conveyed to David Atchley Mowrey and wife, Cynthia B. Mowrey by deed from Charles E. Talley and Patty LaRue Scott of record in Book 6374, page 805, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

8041 4.

IDENTIFICATION REFERENCE

JAN 6 10 48 AM '87

REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4200 Dakota Avenue, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of December, 1986.

Cynthia B. Mowrey

David Atchley Mowrey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of December, 1986, before me personally appeared David Atchley Mowrey and wife, Cynthia B. Mowrey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7696 PAGE 983

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 57,300.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of December, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
David Atchley Mowrey and wife,
Cynthia B. Mowrey

to:
Christopher W. Rodriquez and wife,
Lisa M. Rodriquez

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7096 PAGE 984

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

5750 [illegible]
[illegible] 165.44 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 165.94-
947 08/26/97 PM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80414

IDENTIFICATION REFERENCE

JAN 6 10 09 AM '98

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 31111