This Instrument Prepared By:
Joe B. Pitt, Jr.
First American Center
Nashville, Tennessee
(31-253400 /12e- Bk 36

BOOK 7111 PAGE 24

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catalino Moreno, Jr.	Catalino Moreno, Jr.	
(NAME) Suite 104	(NAME) Suite 104	
110 21st Avenue So	110 21st Avenue South	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37203	Nashville Tn 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00)----------
----------Ten----------
Dollars,

Cash in hand paid by Catalino Moreno, Jr., and other good and valuable considerations the receipt of all of which is hereby acknowledged.

James U. Finchum and Earl H. Young, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Catalino Moreno, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 5, 6, and 7 on the Plan of B. F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, page 115, Register's Office for said County, described together as follows:
Beginning on the westerly margin of 4th Avenue South at its intersection with the southeasterly margin of Rains Avenue;
Thence with the westerly margin of 4th Avenue South, southwardly 168 feet to the northerly margin of an alley;
Thence with said alley westwardly 114 feet to the southeasterly margin of Rains Avenue;
Thence with said Avenue, northeastwardly 184 feet to the beginning.

INCLUDED in the above description but EXCLUDED therefrom is that part of said property conveyed to the City of Nashville by three deeds, two from Mrs. Sarah C. Lehi, of record in Book 1005, page 412 and 421, and the other from Nashville and American Trust Company of record in Book 1023, page 165, said Register's Office.

Being the same property conveyed to James U. Finchum and Earl H. Young, Jr., by deed from Sidney from Sidney M. Stein, Morton Stein, Ralph D. Coplan and Lillian S. Coplan, Trustee, of record in Book 7071, page 33, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me this the 26th *day of* December, *19* 86

My commission expires: 3-13-90 *(Affix Seal)*

Affiant

Notary Public

This is improved (X) unimproved property, known as 355 Corner of Rains and 4th Avenue South
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 26th *day of* December, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James U. Finchum

Earl H. Young, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James U. Finchum and Earl H. Young, Jr.

the within named 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* 26th *day of* December, *19*86.

Kristen Lile
Notary Public

Commission expires 5-13-90

KRISTIN LILE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

85055

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

JAN 20 9 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7111 PAGE 26

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

7500.00- CAMT.
210.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 216.50-
0045A01/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85055

IDENTIFICATION REFERENCE

JAN 20 9 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36225