Agle 607

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JOSE VINCENTE G.NUESTRO ET UX	Mortgagee INVESTORS FEDERAL SAVINGS BANK	10DZ 865
(NAME)	(NAME)	
4312 Falling Leaf Lane	109 Walton Ferry Road	32-13-61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7137 PAGE 65

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

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES S. SWEENEY, JR., d/b/a
JIM SWEENEY CONSTRUCTION,

have bargained and sold, and by these presents do transfer and convey unto the said JOSE VINCENTE G. NUESTRO AND WIFE, EMILIE CARMEN V. NUESTRO

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. 40 on the Plan of TIMBERTRAIL SUBDIVISION, SECTION 4, of record in Book 5200, Page 634, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a part of the same property conveyed to JIM SWEENEY CONSTRUCTION by Quitclaim Deed of record in Book 6890, Page 260, Register's Office for Davidson County, Tennessee.

PATRICIA M. SWEENEY joins in this conveyance for the purpose of conveying any marital rights which she may have in subject property by virtue of her marriage to JAMES S. SWEENEY, JR.

9:37:78
IDENTIFI REFERENCE
FEB 13 1 44 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 4312 Falling Leaf Lane (House Number) (Street)
Nashville, TN 37207 (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 6th day of February, 19 87.

JIM SWEENEY CONSTRUCTION
BY: James S. Sweeney, Jr.

PATRICIA M. SWEENEY
By: James S. Sweeney, Jr. Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7137 PAGE 66

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Sweeney, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 6th day of February, 1987.

My commission expires 7/17/88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of February, 1987, before me personally appeared JAMES S. SWEENEY, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICIA M. SWEENEY, and acknowledged that he executed the same as the free act and deed of the said PATRICIA M. SWEENEY.

Joyce B. Donahue
NOTARY PUBLIC

My commission expires: 7/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 56,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 6th day of February, 1987.
My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

478 WARRANTY DEED - DEED

FROM
JIM SWEENEY CONSTRUCTION

TO
JOSE VINCENTE G. NUESTRO ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR BOOK 7137 PAGE 67

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

5690[illegible]- CAMT.
159.32 CSTAX
.50 PRFEE
6.00 WDED
CHECK 165.82-
0478M02/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 3 7: 7. 8.
IDENTIFICATION REFERENCE
FEB 13 1 44 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.45836