BOOK 7227 PAGE 482 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 1987

Notary Public

MY COMMISSION EXPIRES: July 18, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GUSTAVO E. RODRIGUEZ, SR.	SAME	Map 105-8
or GUSTAVO J. RODRIGUEZ, JR. (NAME)		
59 Factory Street (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par 116
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE XXX I, Richard Perkerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gustavo E. Rodriguez, Sr. or Gustavo J. Rodriguez, Jr.

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 the easterly 37 feet of lot no. 20 on the Plan of Lumsden's Third Addition to Nashville, as of record in Book 57, Page 106, Register's Office for said County.

Said part of lot No. 20 fronts 37 feet on the southerly side of Factory Street and runs back between parallel lines 149 feet to an alley.

Being the same property conveyed to Richard Perkerson by Deed from Percy Whittaker and wife, Gnevieve Whittaker, of record in Book 4949 Page 823 Register's Office for said County.

This is (unimproved / improved) XX property, known as 59 (House Number) Factory Street (Street) Nashville, TN 37210 (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand on this 28th day of April, 1987

Betsy D. Albright
M.C.E. July 18, 1987

Richard Perkerson
Barbara Perkerson

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, BETSY D. ALBRIGHT, a Notary Public in and for said County and State, the within named Richard Perkerson and Barbara Perkerson

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 28th day of April 19 87.

Commission Expires July 18, 1987

Betsy D. Albright
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
RICHARD PERKERSON

TO
GUSTAVO E. RODRIGUEZ, SR.
or
GUSTAVO J. RODRIGUEZ, JR.

This Instrument Prepared By:
John E. Rodgers, Jr.
12th Floor
First American Center
Nashville, TN 37238
615/244-5772

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

22927

IDENTIFICATION REFERENCE

MAY 6 11 33 AM '87
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

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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

19000.00- CAMT.
53.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 59.70-
3781A05/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22927

IDENTIFICATION REFERENCE

MAY 6 11 33 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 78402