Bdg 14
5686
99-980125-7

BOOK 7851 PAGE 1 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Angela Walker Emley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 19 89.

Notary Public

MY COMMISSION EXPIRES: March 31, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADD/LESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen John Emley (NAME)	Fidelity Federal Savings & Loan (NAME)	91-16-263
4200 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	25W-935
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Christopher W. Rodriguez and wife, Lisa M. Rodriguez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen John Emley and wife, Angela Walker-Emley

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 50 feet of Lot No. 101 on the Plan of Charlotte Park Company, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 101 fronts 50 feet on the northerly side 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 Christopher W. Rodriguez and wife, Lisa M. Rodriguez by deed from David Atchley Mowrey and wife, Cynthia B. Mowrey as of record in Book 7096, page 982, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 57, page 103, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

36520

TENNESSEE REFERENCE

May 26 4 05 PM '89

This is unimproved (XX) improved ( ) property, known as 4200 Dakota Avenue, Nashville, Tennessee 37209
(House Number) (Street) (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 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 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 22nd day of May, 19 89

Christopher W. Rodriguez

Lisa M. Rodriguez

STATE OF TENNESSEE
Davidson County

BOOK 7851 PAGE 2

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Christopher W. Rodriguez~~ Lisa M. Rodriguez and wife,

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 22nd day of May, 1989.

Notary Public

Commission Expires March 27, 1993

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
Christopher W. Rodriguez and wife,
Lisa M. Rodriguez

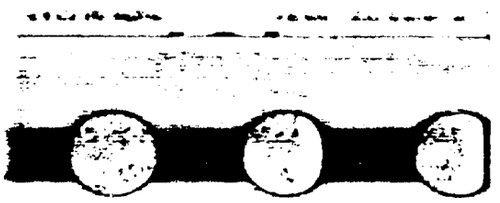
TO
Stephen John Emley and wife,
Angela Walker-Emley

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0450 05/26 0101 03CHECK 245.75

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7851 PAGE 3

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

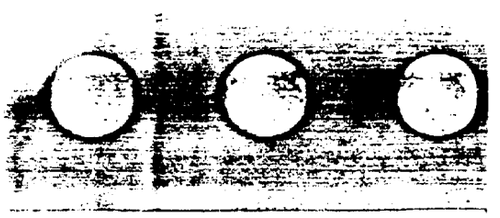


CAMT	72500.00
CON TX	239.25
PRFEE	0.50
WDEED	6.00
TOTAL	245.75
CHECK	245.75

05/26/89 01 16:06 0001 0450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





36520

IDENTIFICATION REFERENCE

MAY 26 4 05 PM '89

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

No. 213817