FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $ 101,850.84

Miguelina Gutierrez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES: 7/6/92
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguelina Gutierrez (NAME)	Lincoln Service Corporation (NAME)	MAP 150-7
3416 Country Ridge Drive (ADDRESS)	1100 Walnut St., P.O. Box 989 (ADDRESS)	PARCEL 320
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Owensboro, KY 42302-0989 (CITY) (STATE) (ZIP)	2DX-04949

FOR AND 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, Victor Perez and wife, Carmen Sarai Perez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miguelina Gutierrez, unmarried

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:

Being Lot No. 245 on the plan of "The Country" Section Six-B of record in Plat Book 5200, pages 741 and 742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victor Perez and wife, Carmen Sarai Perez by Deed from Richard L. Messick and Charles S. Wells, Jr. of record in Book 7278, Page 445, Register's Office for said County

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6264, Page 656 Register's Office for said County.

For and in consideration of $101,850.84 the receipt of which is hereby acknowledged and as a further consideration the grantee hereby assumes and agrees to pay, according to its terms and tenor, the balance due on the mortgage in favor of Lincoln Service Corporation dated February 17, 1986 and of record in Book 6784, Page 339, in the Office of the Register of Deeds, Davidson County, Tennessee, the original amount of which was $86,900.00. The grantee, as a further consideration, assumes the obligations of Victor Perez and wife, Carmen Sarai Perez under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

0351 03/08 0101 03CHECK 343.27

unimproved ( )
This is improved (X) property, known as 3416 Country Ridge Drive, Antioch, TN 37013
(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 hand s this 6th day of March 19 90

Victor Perez

Carmen Sarai Perez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8060 PAGE 85

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Perez and wife, Carmen Sarai Perez

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 6th day of March, 19 90.

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0 9 0 2 3

IDENTIFICATION REFERENCE

MAR 8 8 37 AM '90

DAVIDSON COUNTY

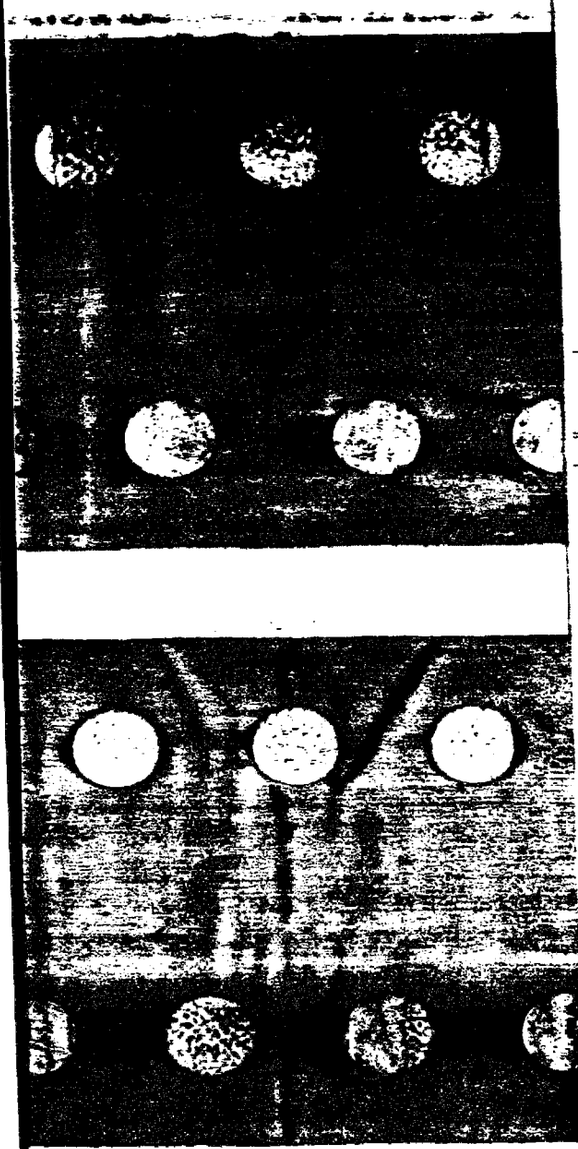
WARRANTY DEED

FROM
Victor Perez and wife, Carmen Sarai Perez

TO
Miguelina Gutierrez

RETURN TO:
CUMBERLAND TITLE COMPANY
☐ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



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

RECEIVED OF _____

FOR _____

BOOK 8060 PAGE 86

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	101850.84
			CON TX	336.27
			PRFEE	1.00
			WDEED	6.00
			TOTAL	343.27
			CHECK	343.27
03/08/90	01		08:36 0001	0351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09023

IDENTIF. TREFERENCE

MAR 8 8 37 AM '90

DAVIDSON COUNTY TN.

No. 298843