File 27A

BOOK 8249 PAGE 768

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 90

Notary Public

MY COMMISSION EXPIRES September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rigoberto Rivera	Same	95
(NAME)	(NAME)	
1815 Lebanon Rd.		4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		3DZO 3545
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Rose Trimble Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rigoberto Rivera and wife, Ernestine Rivera

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, described according to a property survey made by Bob Cummings, Land Surveyor, dated July 14, 1981, Job No. 8164, described as follows:

Beginning at an iron pin in the southerly Right-of-Way (R.O.W.) of Lebanon Pike (State Highway 70). Said iron pin being the point of intersection of said R.O.W. with the westerly edge of a 20 foot private drive and being the Northeast corner of the herein described tract; thence, with the westerly edge of said private drive South 12 degrees 19 minutes 20 seconds East 153.85 feet to an iron pin in the northerly boundary line of property owned by E.B. Parkerson, Sr., et ux, Lillian D. Parkerson Book 1333, page 464, Book 3531, page 633, Register's Office of Davidson County, Tennessee; thence, with said boundary line South 48 degrees 01 minutes 00 seconds West 69.8 feet to an iron pin; thence, continuing with said Perkerson's easterly boundary line North 33 degrees 17 minutes 00 seconds West 131.94 feet to an iron pin in the southerly R.O.W. of Lebanon Pike (State Highway 70); thence, with said R.O.W. North 46 degrees 32 minutes 00 seconds East 126.03 feet to the beginning containing 0.295 acre, more or less.

Being the same property conveyed to Rose Trimble, single and Roddis F. Drake, single by deed from James L. Lane, Jean L. Nelson and Leslie R. Lane, being all heirs at law of Johnnie C. Lane, deceased of record in Book 5775, page 887, Register's Office for Davidson County, Tennessee. The said Rose Trimble and Roddis F. Drake having since married. The said Roddis F. Drake now deceased. Will was probated in the Chancery Court for Williamson County, Tennessee in Book 29, page 486.

unimproved ( )
This is improved (X) property, known as 1815 Lebanon Rd., Nashville, TN 37210
(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 my hand this 29th day of November, 19 90

Rose Trimble Drake

Rose Trimble Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Trimble Drake

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of November, 19 90.

Commission expires September 26, 1992

Linda S. Harris
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

7 7 1 4 4

IDENTIF. TREFERENCE

DEC 5 9 12 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6247 12/05 0101 03CHECK 261.76

WARRANTY DEED

FROM

Rose Trimble Drake

TO

Rigoberto Rivera and wife, Earnestine Rivera

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

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 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 77250.00
CON TX 254.76
PRFEE 1.00
WDEED 6.00
TOTAL 261.76
CHECK 261.76

12/05/90 01 09:12 0001 6247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77144

IDENTIF. REFERENCE

DEC 5 9 12 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378717