BOOK 8345 PAGE 115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,530.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES: November 26, 1994
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ernesto Espinoza (NAME) | First Investment Company (NAME) | 11D 93692 |
| 1553 Meadow Bend Drive (ADDRESS) | Post Office Box 749 (ADDRESS) | 52-8-167 |
| Madison, Tennessee 37115 (CITY) (STATE) (ZIP) | Columbus, Ohio 43216 (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, Clarence John McKenney and wife, SaraLea Faith McKenney and Mark Douglas McKenney and wife, Amaris Anna McKenney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernesto Espinoza and wife, Ileana Espinoza

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 Lot No. 54 on the Plan of Meadow Bend Subdivision, Section Three, as of record in Book 6200, page 450, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Clarence John McKenney and wife, Saralea Faith McKenney and Mark Douglas McKenney and wife, Amaris Anna McKenney, by deed from Danny N. Felts and wife, Jennifer F. Felts, of record in Book 8169, page 9, Register's Office for Davidson County, Tennessee.

*including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $66,350.00 payable to First Investment Company, and secured by a Deed of Trust of record in Book 7402, page 285, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

11833

IDENTIF. REFERENCE

MAY 3 3 55 PM '91
FELIX Z. ANDERSON, REGISTER
DAVIDSON COUNTY TN.

9154 05/03 0101 03CHECK 246.25

This is improved ( X ) unimproved ( ) property, known as 1553 Meadow Bend Drive, Madison, Tennessee 37115
(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 16th day of April, 19 91

Clarence John McKenney

SaraLea Faith McKenney

Mark Douglas McKenney

Amaris Anna McKenney


DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence John McKenney and wife, SaraLea Faith McKenney and Mark Douglas McKenney and wife, Amaris Anna McKenney

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 Madison, Tennessee, this 16th day of April, 1991.

Commission expires November 26, 1994

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



**WARRANTY DEED**

**FROM**

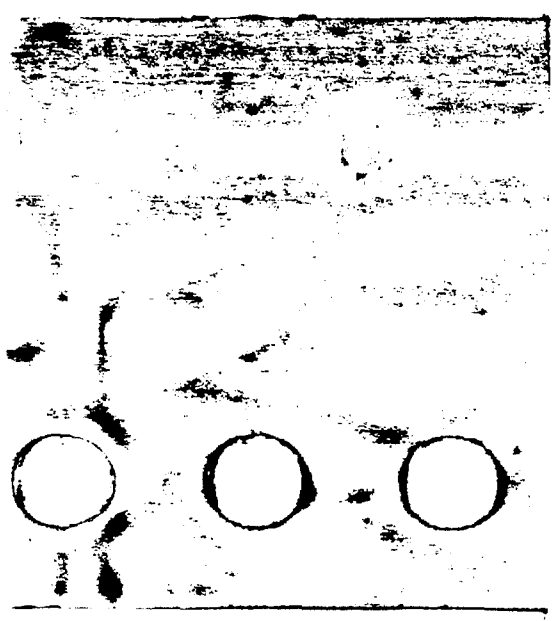
Clarence John McKenney and wife, SaraLea Faith McKenney and Mark Douglas McKenney and wife, Amaris Anna McKenney

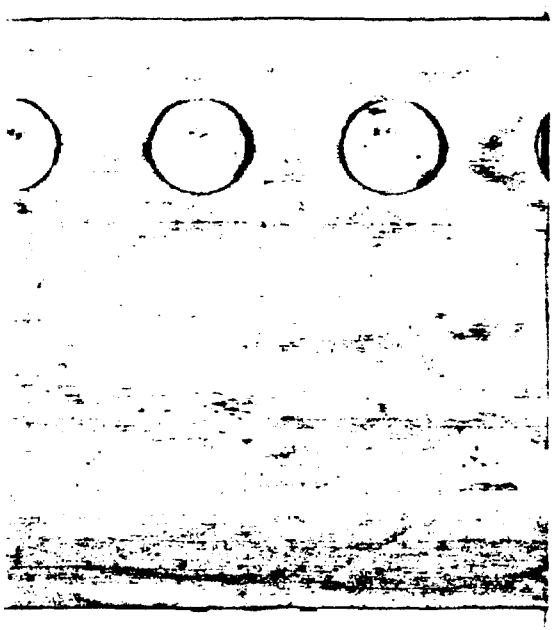
**TO**

Ernesto Espinoza and wife, Ileana Espinoza

**RETURN TO:**

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115





**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 | 72530.69 |
| CON TX | 239.25 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 246.25 |
| CHECK | 246.25 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 56 0001 9154

II II 8 3 3

IDENTIF. TREFERENCE

MAY 3 3 55 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 418801