Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

AMELIA N. LITTLE
704 Shelby Avenue
Nashville TN 37206

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 82-16
PARCEL 390

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00, THIS 10TH DAY OF JULY, 1991.

Amelia N. Little
AFFIANT

Subscribed and sworn to me, this the 10TH day of JULY, 1991.

Denise C. Allen
Notary Public
My commission expires: 6-11-94

3 0 7 6 2

IDENTIFICATION

JUL 15 10 48 AM '91

FILED & RECORDED
DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, FERNANDO T. MIRANDA ET UX, PATRICIA M. BIHL-MIRANDA, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said AMELIA N. LITTLE, UNMARRIED, hereinafter referred to as GRANTEE(S), HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 709 SHELBY AVENUE, NASHVILLE, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE(S), HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE(S), HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 10TH day of JULY, 1991.

Fernando T. Miranda
FERNANDO T. MIRANDA

Patricia M. Bihl-Miranda
PATRICIA M. BIHL-MIRANDA

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FERNANDO T. MIRANDA ET UX, PATRICIA M. BIHL-MIRANDA, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 10TH day of JULY, 1991.

Denise C. Ellis
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 96 on the Plan of J.S. Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office, Davidson County, Tennessee.

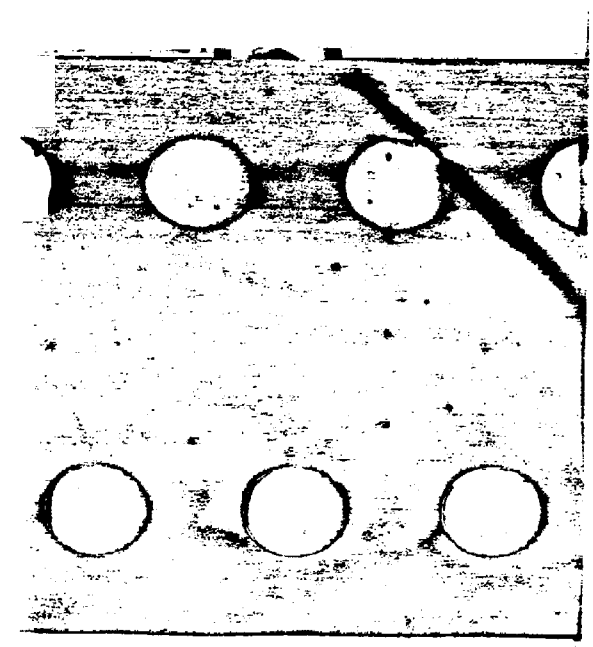
Being the same property conveyed to Fernando T. Miranda et ux, Patricia M. BIHL-Miranda, by Deed from Brenda Blackwell et vir, Melvin D. Blackwell, of record in Book 6940, page 39, Register's Office for Davidson County, Tennessee.

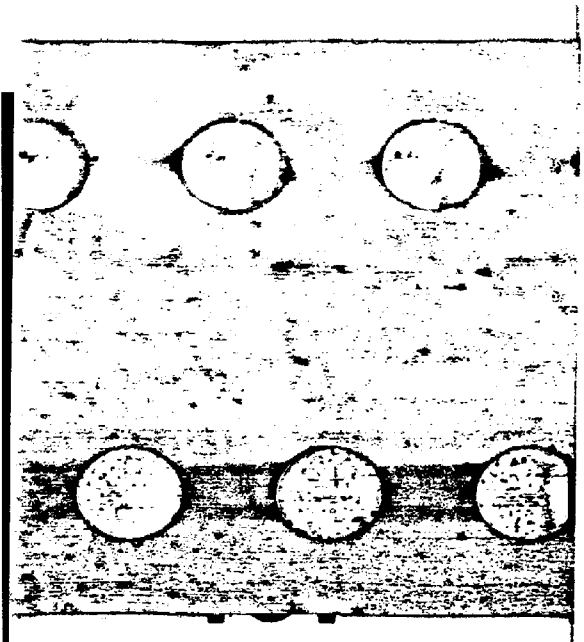
1578 07/15 0101 03CHECK 194.63

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plat of record in Book 21, page 2, 45, Register's Office for Davidson County, Tennessee,





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8397 PAGE 974

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 49900.00	
			CON TX 184.63	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 194.63	
			CHECK 194.63	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/15/91 03 1051 0001 1578

3 0 7 6 2

IDENTIFICATION REFERENCE

Jul 15 10 48 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 440596