THIS INSTRUMENT PREPARED BY:
FRANK G. ABERNATHY, ESQ.
McMACKIN, GARFINKLE, McLEMORE & WALKER
150 FOURTH AVENUE NORTH, SUITE 1650
P.O. BOX 2758
NASHVILLE, TENNESSEE 37219

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills to:	Map-Parcel Numbers
Costanstino Bonilla	Same	81-15-356
Irma Bonilla		2W24043
1713 Knowles Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of One Thousand Six Hundred and 00/100 Dollars ($1,600.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Alan Garfinkle and wife, Loretta Garfinkle, residents of the State of Maryland ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Costanstino Bonilla and wife, Irma Bonilla, (collectively "Grantee"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 17 on the Plan of Bransford Realty's Company's Subdivision of the Manlove Addition, as of record in Book 421, page 53, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 17 fronts 30 feet on the southerly side of Knowles, formerly Thompson Street, and runs back between parallel lines 157 feet to an alley.
>
> Being the same property conveyed to Alan Garfinkle and wife, Loretta Garfinkle, by Trustee's Deed from Robert M. Garfinkle, Trustee, of record in Book 8069, page 218, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1715 Knowles Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

Said property is conveyed subject to the current real property taxes, which have been assumed by Grantee.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said real property to Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27th day of April, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SELLERS

Alan Garfinkle

Loretta Garfinkle

STATE OF Maryland
~~COUNTY~~ OF Baltimore City

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alan Garfinkle and wife, Loretta Garfinkle, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the within named bargainor, residents of the State of Maryland, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office of _____, Baltimore ~~County~~ City, Maryland, this 27 day of April, 1992.

Linda Fitzpatrick
Notary Public

My Commission Expires: 8/1/92

STATE OF Maryland
~~COUNTY~~ OF Baltimore City

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,600.00.

Alan Garfinkle
Loretta Garfinkle
Affiant

Sworn to and subscribed before me this 27 day of April, 1992.

Linda Fitzpatrick
Notary Public

My Commission Expires: 8/1/92

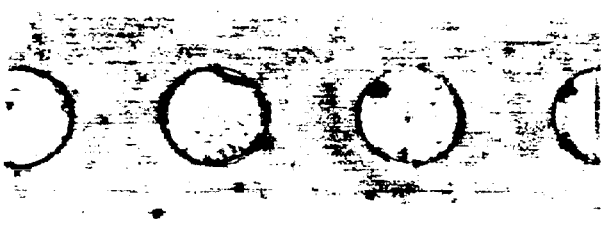
064811

IDENTIF. REFERENCE

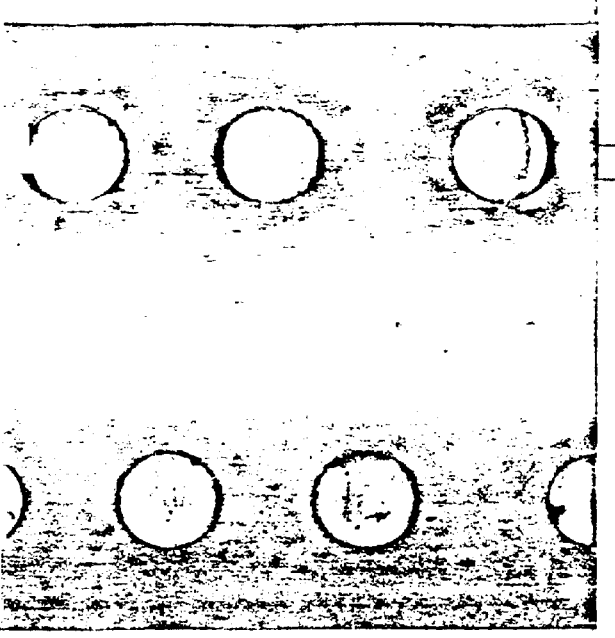
MAY 1 9 26 AM '92

DAVIDSON COUNTY TN.

439 05/01 0101 03CHECK 12.92







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

RECEIVED OF _____

FOR _____

BOOK 8615 PAGE 146

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	1600.00
CON TX	5.92
PRFEE	1.00
WDEED	6.00
TOTAL	12.92
CHECK	12.92

05/01/92 01 09:24 0001 2439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06481

IDENTIF. REFERENCE

MAY 1 9 26 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 526720