BOOK 8697 PAGE 207

This Instrument Prepared
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

**WARRANTY DEED**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NOS. |
|---|---|---|
| Pedro Villegas, et al<br>145 Ocala Drive<br>Antioch, TN 37013 | Same. | Map 162-6<br>Parcel 363 |

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of a certain Note dated December 18, 1986, executed by Gregory E. Daniels, in the original principal sum of $68,700.00, payable to First Tennessee Bank National Association and secured by a Deed of Trust of record in Book 7082, page 793, Register's Office for Davidson County, Tennessee; We, GREGORY E. DANIELS AND WIFE, JEREMY J. DANIELS, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto PEDRO VILLEGAS AND WIFE, SELVERIA VILLEGAS, AND JUAN VILLEGAS, hereinafter "GRANTEE", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Bess Estates, Section I, of record in Book 4460, page 154, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Gregory E. Daniels, unmarried, by deed from Gary P. Gunn and wife, Delilah K. Gunn, of record in Book 7082, page 790, Register's Office for Davidson County, Tennessee.

This is improved property known as 145 Ocala Drive, Antioch, Tennessee, 37013.

This conveyance is made subject to the following:

1. Taxes for the current year assumed by GRANTEE;

2. Restrictive covenants of record in Book 4679, page 64, Register's Office for Davidson County, Tennessee.

3. Those matters as they appear on the Plan of record in Book 4460, page 154, said Register's Office.

4. GRANTEE assumes and agrees to pay the hereinabove described mortgage and joins in the execution hereof to acknowledge same.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, representatives and assigns forever.

And GRANTOR covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as may be set forth above.

3519

IDENTIF. TREFERENCE

AUG 7 3 16 PM '92

FILED & RECORDED IN REGISTER DAVIDSON COUNTY TN.

GRANTOR further covenants and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 6th day of August, 1992.

**GRANTOR:**

Gregory E. Daniels

Jeremy J. Daniels

**GRANTEE:**

Pedro Villegas

Selveria Villegas

Juan Villegas

8787 08/07 0101 03CHECK 297.97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gregory E. Daniels and wife, Jeremy J. Daniels, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of August, 1992.

Elaine Phelps
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pedro Villegas and wife, Selveria Villegas, and Juan Villegas, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of August, 1992.

Elaine Phelps
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,057.62.

Gerald L. Bucher
Affiant

Subscribed and sworn to before me this 6th day of August, 1992.

Elaine Phelps
Notary Public

My Commission Expires: 3/27/93

**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 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 | 78057.62 |
| CON TX | 288.97 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 297.97 |
| CHECK | 297.97 |

08/07/92 01 15:18 0001 8787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35119

IDENTIF. REFERENCE

AUG 7 3 16 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 558593