SIXTO HERRERA and Wife ANGELA MICHELLE HERRERA	SAME	91-2
5503 California Avenue		320
Nashville, Tennessee 37209		

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid, and Buyer's Deed of Trust Note in the original principal amount of Twenty-one Thousand ($21,000.00) Dollars, payable over Twelve (12) years in monthly installments, plus interest at the rate of Ten (10%) percent per annum, secured by a Deed of Trust recorded simultaneously of even date herewith in the Register's Office of Davidson County, Tennessee, receipt of all of same from the Grantees being acknowledged,

WE, JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON, Grantors herein,

have bargained and sold, and by these presents do transfer and convey unto the said SIXTO HERRERA and Wife, ANGELA MICHELLE HERERRA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 1406 and 1408, Block No. 46, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 1406 and 1408 adjoin and front 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM, and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON by Deed from ROY R. SWIFT and Wife, LINDA FAYE SWIFT, of record in Book 8890, Page 267, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

03100

TAX REFERENCE

Mar 25 ... 51 AM '93

unimproved ( )
This is improved (X) property, known as 5503 California Avenue
(House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 11th day of March, 19 93.

James M. Beckham
JAMES M. BECKHAM

Homer Lee Anderson
HOMER LEE ANDERSON

Deborah L. Beckham
DEBORAH L. BECKHAM

Peggy J. Anderson
PEGGY J. ANDERSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 8895 PAGE 845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON

the bargainors, 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 Nashville, Tennessee this 11th day of March, 19 93.

My commission expires May 22, 1993 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale

SIXTO HERRERA

Sworn to and subscribed before me this 11th day of March, 1993

My commission expires May 22, 1993 Notary Public

This instrument was prepared by

J. Michael Jacobs, Esq., JACOBS, HOLT & MASTEN, 311 White Bridge Rd., Nashville, TN 37209 PHONE: (615) 353-0930

Name Address

5581 03/25 0101 03CHECK 88.70

- WARRANTY DEED

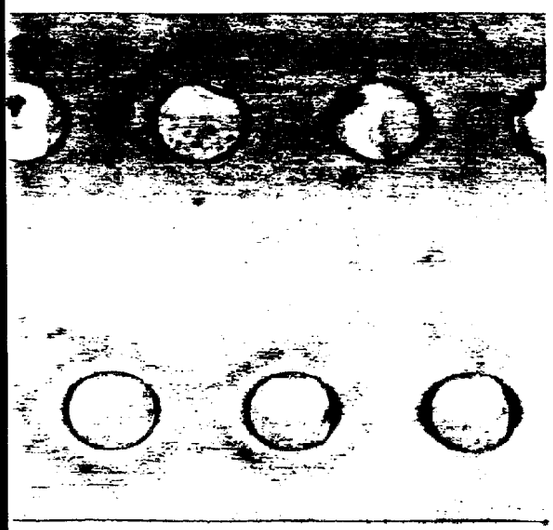
FROM

JAMES M. BECKHAM and Wife,
DEBORAH L. BECKHAM
and
HOMER LEE ANDERSON and Wife,
PEGGY J. ANDERSON

TO

SIXTO HERRERA and Wife,
ANGELA MICHELLE HERRERA

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



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

RECEIVED OF _____

FOR _____

BOOK 8895 PAGE 846

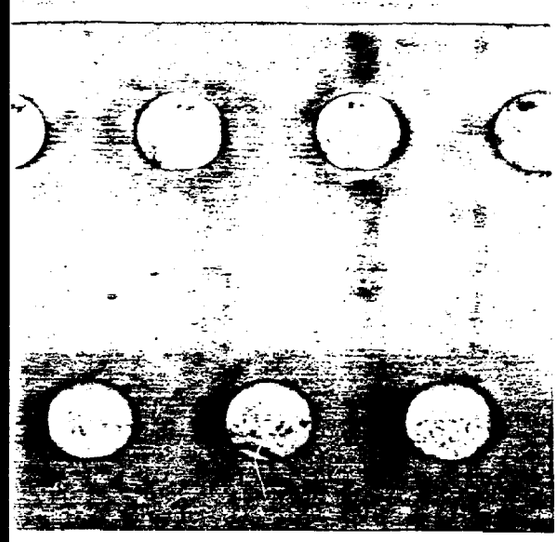
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

03/25/93 01 09:50 0001 5581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



031.00

IDENTIFICATION REFERENCE

MAR 25 9 51 AM '93

DAVIDSON COUNTY, TN

No. 633064