BOOK 9397 PAGE 288

325 07/05 0101 03CHECK 205.40

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

ADDRESS NEW OWNER:

MARIA J. VILLALPANDO, A
MARRIED WOMAN
1014 BEN ALLEN ROAD
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 72-2, PARCEL 124

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Maria J. Villalpando

AFFIANT

Subscribed and sworn to me, this the 30TH day of JUNE, 1994.

Notary Public
My commission expires: 6-11-96

94 JUL -5 AM 11:48
FELIX A. ... DAVIDSON COUNTY

67613

IDENTIFICATION REFERENCE

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, I, HALLIE D. EPLEY, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said MARIA J. VILLALPANDO, hereinafter referred to as GRANTEE, 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 GRANTOR 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 1014 BEN ALLEN ROAD, NASHVILLE, TN 37216.

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

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

that I AM 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.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 30TH day of JUNE, 1994.

Hallie D. Epley
HALLIE D. EPLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HALLIE D. EPLEY, A WIDOW, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30TH day of JUNE, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said lot No. 36 fronts 50 feet on the southerly side of Ben Allen Road, formerly Jere Baxter Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Robert H. Epley and wife, Hallie D. Epley, by Warranty Deed from Sam V. Gwin and wife, Marion H. Gwin, of record in Book 2091, page 427, Register's Office for Davidson County, Tennessee the said Robert H. Epley having since died, the property vests by operation of law in his widow, Hallie D. Epley, the Grantor herein.

EXHIBIT 'B

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 894, pages 640 and 641, said Register's Office, including all setback lines, easements, etc., if any, as shown thereon.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4269, page 76, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9397 PAGE 291

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 52000.00
				CON TX 192.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 205.40
				CHECK 205.40
			07/05/94 01	11:16 0001 3215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67613
IDENTIF. & REFERENCE

94 JUL -5 AM 11:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809868