BOOK 9512 PG 191

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

victor miranda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF October, 19 94.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor M. Miranda (NAME)	Mid State Financial Services Inc (NAME)	MAP 148-15
165 Brenda Court (ADDRESS)	2021 Richard Jones Road, Ste 200 (ADDRESS)	PARCEL 59
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fern L. Rodgers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor M. Miranda and wife, Maria O. Miranda

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Colewood Acres, Section Four, of record in Book 4175, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Waymond Leroy Rodgers and wife, Fern L. Rodgers by deed from Sally Saturn, unmarried, of record in Book 7216, page 883, said Register's Office. Waymond Leroy Rodgers and Waymon Leroy Rodgers are one and the same person. The said Waymon Leroy Rodgers has since died leaving Fern L. Rodgers as the surviving tenant by the entirety. Fern L. Rodgers and Fern Lois Rodgers are one and the same person.

This conveyance is subject to any and all easements and restrictions of record.

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
94 NOV -4 AM 10:05
MAIL ENV.

IDENTIF. & REFERENCE
06119

unimproved ( )
This is improved (X) property, known as 165 Brenda Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 26th day of October, 19 94

Fern L. Rodgers by Gregory A. Holt, Attorney in Fact

Fern L. Rodgers by Gregory A. Holt
Attorney in Fact

BOOK 9512PG192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fern L. Rodgers, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of October 19 94.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 1994, before me personally appeared Gregory A. Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Fern L. Rodgers, and acknowledged that he executed the same as the free act and deed of Fern L. Rodgers.

Witness my hand and seal this 26th day of October, 1994.

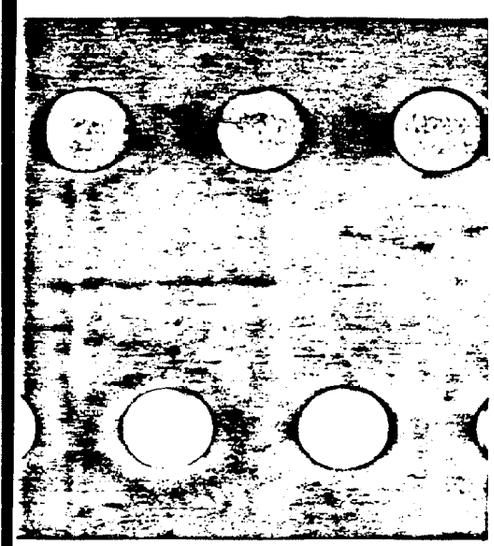
GREGORY A. HOLT NOTARY PUBLIC AT LARGE

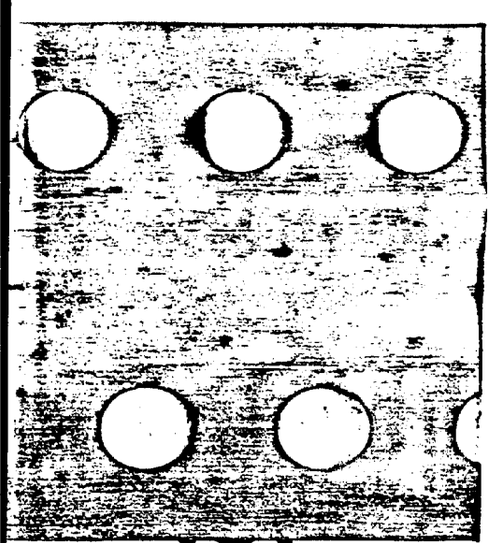
Notary Public

My Commission Expries:

7-26-97

4776 11/04 0101 03CHECK
268.00





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

RECEIVED OF _____

FOR _____

BOOK 9512 PG 193

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK ~~268.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/04/94 01 10406 0001 4776

06119
IDENTIF. ↑ REFERENCE

94 NOV -4 AM 10: 06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 851061