WARRANTY DEED

BOOK 9539PG 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Samuel Onate Magana
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 1/5/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL ONATE MAGANA (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 34-09
1511 MONTICELLO AVENUE (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	PARCEL 018.00
MADISON, TN 37115 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (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, KIMBERLY SHEA PEREZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL ONATE MAGANA AND WIFE, IGNACIA ANGEL ONATE

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 parts of Lots 28 and 30 on the Map of Bransford Realty Company, Altoloma Subdivision as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee. BEGINNING in the center of Monticello Avenue at the Northwest corner of the property conveyed to Robert C. Sawyer and wife, by deed from Clyde M. Loftis and wife, of record in Book 2960, page 81, Register's Office for said County; thence with the North line of said Sawyer property South 87 deg. 49 min. East 340.03 feet more or less to said Sawyer's Northeast corner; thence North 2 deg. 45 min. West 64 feet more or less; thence West 336.3 feet more or less to the center of Monticello Drive; thence with the center of said drive Southwardly 71 feet more or less to the point of beginning.

Being the same property conveyed to Neil Harris Gober, Jr. by Quitclaim Deed from Kimberly Shea Gober of record in Book 8967, page 311, Register's Office for Davidson County, Tennessee. The said Neil Harris Gober, Jr. having since died, property was then vested in the heirs at law of Neil Harris Gober, Jr. being Kimberly Shea Perez and Keith Harris Gober. Keith Harris Gober having conveyed his interest in and to said property to Kimberly Shea Perez by Deed which is recorded in Book 9539, page 47, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

0494 12/06 0101 03CHECK 231.00

unimproved ( )
This is improved (X) property, known as 1511 MONTICELLO AVENUE, MADISON, TN 37115
(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 2nd day of December 19 94

Kimberly Shea Perez
KIMBERLY SHEA PEREZ

BOOK 9539 PG 51

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 KIMBERLY SHEA PEREZ

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 GOODLETTSVILLE Tennessee, this 2nd day of December 19 94

Commission expires 11/20/96

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 _____

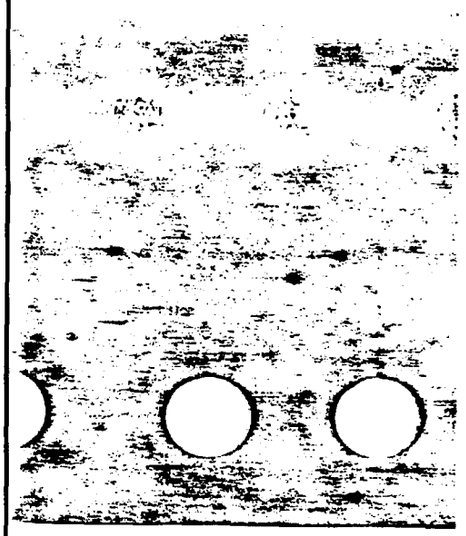
Notary Public

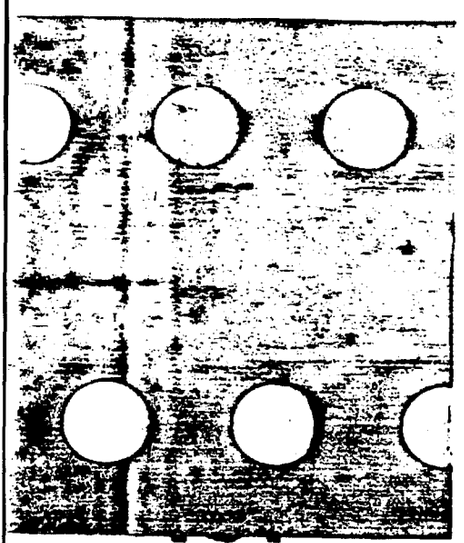
14923

IDENTIFICATION REFERENCE

94 DEC -5 AM 9:57

REGISTER
DAVIDSON CO. TN.





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

RECEIVED OF _____

FOR _____

BK 9539PG 52

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

12/06/94 01 09:57 0001 0494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14923
IDENTIF. & REFERENCE

94 DEC -6 AM 9:57

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

No. 860494