0085992

IDENTIF. # REFERENCE

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

95 AUG -3 PM 3:35

FELIX E. DAVIDSON, REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:
Jesus Miranda Malagon and Edith E. Ramsey
311 Flora Maxwell Road
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union Mortgage
P.O. Box 29544
Raleigh, NC 27626-0544

MAP AND PARCEL:
MAP 147-8
GROUP
PARCEL 17

WARRANTY DEED

BOOK 9752 PG 147

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Casey G. Rockefeller, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jesus Miranda Malagon and Edith E. Ramsey, Tenants in Common with the right of Survivorship, both unmarried persons, 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:

> Being a tract or parcel of land lying in Davidson County, Tennessee, and being the easterly 75 feet of Lot No. 14 on the Plan of H. Chester Maxwell Property, not of record and being more particularly described as follows:
>
> Beginning at the southeasterly corner of Lot No. 14 on the Plan of H. Chester Maxwell Property, not of record, said point lying on the north side of Flora Maxwell Road; thence running along the north side of said road in a westerly direction a distance of 75 feet (deed) to the southwesterly corner of the herein described tract; thence leaving said Road and running in a northerly direction a distance of 115.3 feet (deed) to the northwesterly corner of the herein described property; thence in a easterly direction a distance of 75 feet (deed) to the northeasterly corner of the herein described property; thence running in a southerly direction a distance of 115.3 feet (deed) to the point of beginning.
>
> Being the same property conveyed to Casey G. Rockefeller, by deed from Gordon Weaver, a single person, of record in Book 8326, page 660, Register's Office of Davidson County, Tennessee.

This is improved property known as 311 Flora Maxwell Road, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

Subject to Metropolitan Government Property taxes for 1995 and subsequent years thereafter.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Jesus Miranda Malagon and Edith E. Ramsey, Tenants in Common with the right of Survivorship, both unmarried persons, their heirs and assigns, forever; and I, Casey G. Rockefeller, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 1st day of August, 1995.

Casey G. Rockefeller

Casey G. Rockefeller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Casey G. Rockefeller,an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of August, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

Jesus Miranda Malagon
AFFIANT Edith E. Ramsey

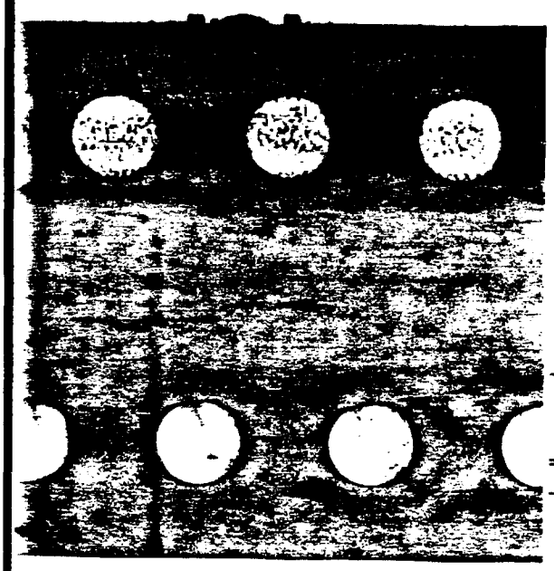
Subscribed and sworn to before me
this 1st day of August, 1995.

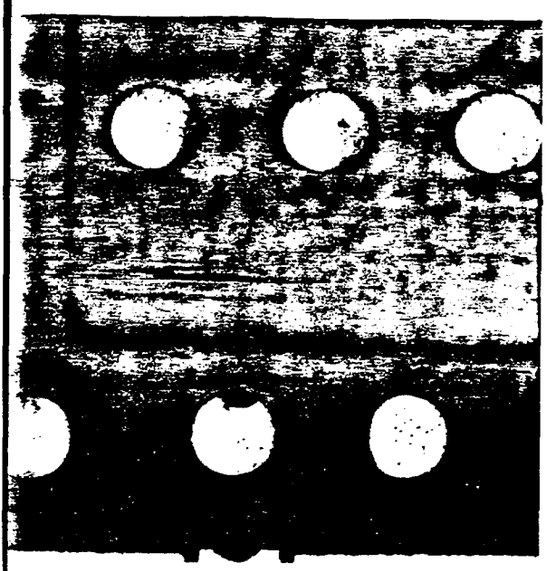
P. L. MOORE

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

3657 08/03 0101 03CHECK 249.





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

RECEIVED OF _____

FOR _____

BOOK 9752 PG 149

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

08/03/95 01 15:35 0001 8657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085992
IDENTIF. ↑ REFERENCE

95 AUG -3 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937686