BOOK 9899 PG 188

58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Thoni (NAME)	Midland Mortgage Co. (NAME)	MAP 119-13
306 Tanksley Ave. (ADDRESS)	P.O. Box 26648 (ADDRESS)	PARCEL 282
Nashville, TN 37211-2429 (CITY) (STATE) (ZIP)	Oklahoma City, OK 73126 (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, Richard A. Lopez and wife, Anita D. Lopez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Thoni and wife, Christine M. Thoni

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 the easterly one-half of lot no. 26, on the plan of Tanksley Subdivision, as of record in Book 547, page 56, Register's Office of Davidson County, Tennessee. Said Part of Lot No. 26 fronts 50 feet on the northerly side of Tanksley Avenue and runs back between parallel lines, 153 feet to an alley.

Being the same property conveyed to Richard A. Lopez and wife, Anita D. Lopez by deed from Lenon L. Ronquillo and wife, Glenda Ronquillo by instrument of record in Book 5628, page 997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Deed of Trust from Richard A. Lopez and wife, Anita D. Lopez to Mickey Carroll, Trustee(s) for Western Pacific Financial Corporation, dated July 24, 1980 in the principal amount $33,500.00 of record in Book 5629, page 1, said Register's Office Davidson County, TN.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 306 Tanksley Ave., Nashville, TN 37211-2429
(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 our hand s this 21st day of December 19 95

Richard A. Lopez

Anita D. Lopez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Lopez and wife, Anita D. Lopez

the bargainor S, 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 Franklin, Tennessee, this 21st day of December 19 95.

Commission expires 11/30/97

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_____.

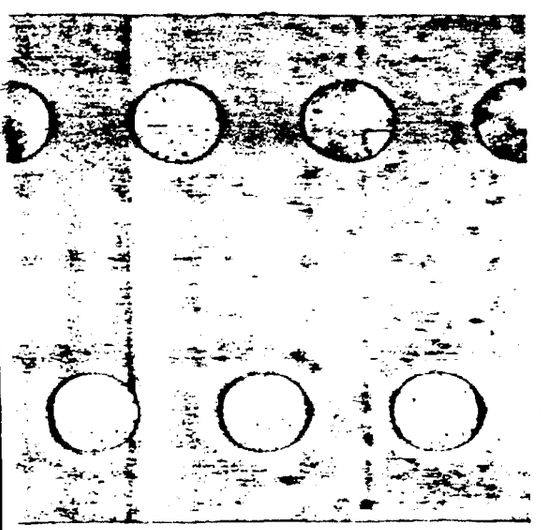
My commission expires _____

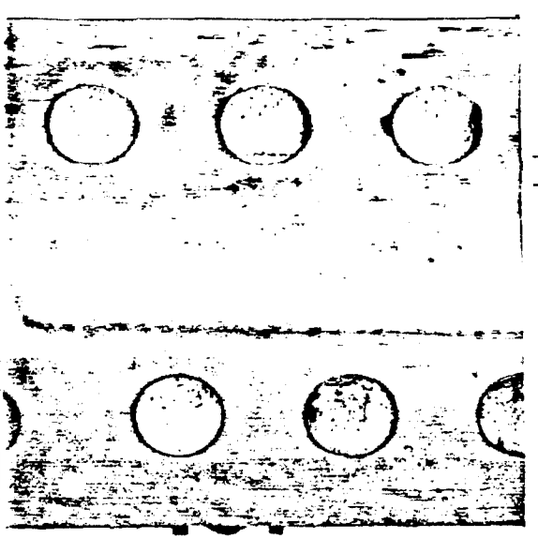
Notary Public

0135316
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 1:31
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1559 12/27 1101 03CHECK 219.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9899 PG 190

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 57000.00
CON TX 210.90
PRFEE 1.00
MISC 8.00
TOTAL 219.90
CHECK 219.90

12/27/95 01 13:30 0001 1839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135316
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 1:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 990232