4/5

WARRANTY DEED

BOOK 9954 PG 852

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,900.00

Jose Martin Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Martin Hernandez (NAME)	North American Mortgage Company (NAME)	MAP 106-13
2147 Dayton Avenue (ADDRESS)	12977 N. Forty Drive, Ste. 200 (ADDRESS)	PARCEL 212
Nashville, TN 37210 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	06DA16201

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, Thelmon B. Roberts and wife, Annie Christine Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Martin Hernandez, a married person,

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 Lot No. 3 on the Plan of Sadler Place, of Record in Book 332, page 31, and that part of the vacated alley No. 1846 between Glenrose Avenue and Alley No. 1847, of record in Book 9954, page 547, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 50 feet on the westerly side of Dayton Avenue and runs back 175.5 feet on the northerly line and 176.7 feet to the southerly line, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Thelmon B. Roberts and wife, Annie Christine Roberts by Quitclaim Deed from Thelmon B. Roberts, of record in Book 7851, Page 875, Register's Office for said County.

This conveyance is subject to an Easement to Metropolitan Government of record Ordinance No. 0093784, filed for record in Book 9954, page 547, said Register's Office.

FILED FOR RECORD
DAVIDSON COUNTY, TN.
96 FEB 22 PM 12:27

IDENTIFICATION REFERENCE
0152677

This is improved (X) unimproved ( ) property, known as 2147 Dayton Avenue, Nashville, TN 37210
(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 20th day of February 19 96

Thelmon B. Roberts

Thelmon B. Roberts

Annie Christine Roberts

Annie Christine Roberts

BOOK 9954 PG 853

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 Thelmon B. Roberts and wife, Annie Christine Roberts

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 Nashville, Tennessee, this 20th day of February, 19 96.

Commission expires May 24, 1997

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

PATRICIA NICHOLLS NOTARY PUBLIC

0438 02/22 0101 03CHECK 238.03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954 PG 854

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 61900.00
CON TX 229.03
PRFEE 1.00
MTGFEE 8.00
TOTAL 238.03
CHECK 238.03

02/22/96 01 12:29 0001 0438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152677
IDENTIFICATION REFERENCE

96 FEB 22 PM 12:27
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1008602