BOOK 10116 PG 461

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

34655

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olga L. Roche (NAME)	Mortgage Resources, Inc. (NAME)	107-9-50
1015 Norcross Drive (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	20A54440
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, John H. Dhom and wife, Sara Dhom f/k/a Sara S. Simon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olga L. Roche and Otto R. Garcia, both unmarried SISTER AND BROTHER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, O.R. OG.
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. 24 on the Plan of Patricia Heights Annex, as of record in Book 2900, Page 37, said Register's Office.

Said Lot No. 24 fronts 78.03 feet on the southeasterly side of Norcross Drive and runs back 253.55 feet on the southwesterly line and 196.66 feet on the northeasterly line to a line in the rear which measures 135.55 feet.

BEING the same property conveyed to John H. Dhom and wife, Sara S. Simon n/k/a Sara Dhom by deed from James Marion Eley and wife, Scotlynn Grace Scott Eley of record in Book 8733, Page 812, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

3496 07/10 0101 03CHECK 332.75

unimproved ( )
This is improved (X) property, known as 1015 Norcross Drive, Nashville, TN 37217
(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 3rd day of July, 19 96

John H Dhom By Olga Roche ATTORNEY IN FACT
John H. Dhom

Sara Dhom By Olga Roche ATTORNEY IN FACT
Sara Dhom f/k/a Sara S. Simon

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 John H. Dhom and wife, Sara Dhom f/k/a Sara S. Simon

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 3rd day of July 19 96.

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 the 03RD day of JULY, 1996, before me personally appeared DEAN DHOM to me known to be the person who executed the foregoing instrument in behalf of JOHN H. DHOM & WIFE, SARA DHOM as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said JOHN H. DHOM AND WIFE, SARA DHOM.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 03RD day of JULY, 1996.

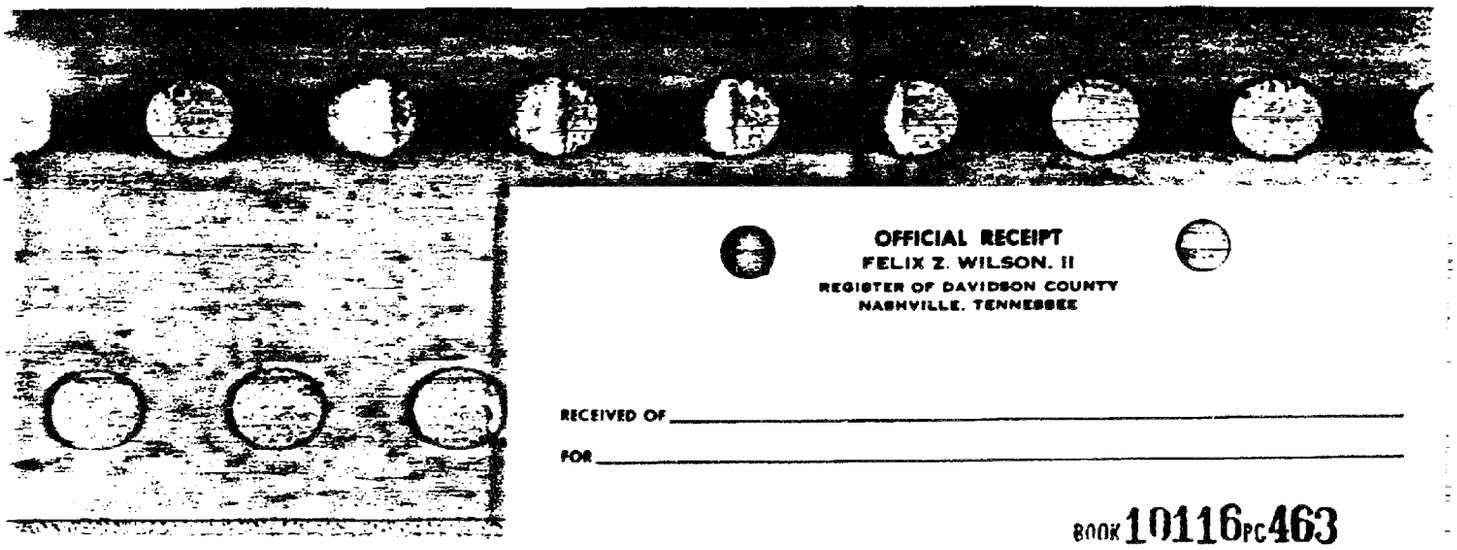
_____
Notary Public

My Commission Expires: 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

020[illegible]13
IDENTIFICATION REFERENCE

95 JUL 12 AM 11:21



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10116 PG 463



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 87500.00
				CON TX 323.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 332.75
				CHECK 332.75
			07/10/96 01	11:29 0001 3496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92013
↑ REFERENCE

11:21

REGISTER