24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10210 PG 625

ADDRESS NEW OWNER:
Todd M. O'Banion and Lori A. O'Banion
838 Woodcraft Drive
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
1500 North 19th Street
Monroe, Louisiana 71201

MAP AND PARCEL:
MAP 108-16
PARCEL 220
3D91499

WARRANTY DEED

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, we, Francisco J. Sandoval and wife, Tatia Sandoval, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd M. O'Banion and wife, Lori A. O'Banion , 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 177-A, Zone Lot Division of Lots 172-180, Percy Priest Woods, Section 4, as of record in Plat Book 6250, Pages 356 & 357, as amended in Plat Book 6250, Page 993, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Francisco J. Sandoval , by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8719, Page 835, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5984, Page 865, amended in Book 6020, Page 270a nd Book 6097, Page 11; Restrictions and Notes in Plat book 6250, Page 993, said Register's Office.

This conveyance is subject to all easements and building setback line of record in Book 6250, Pages 356 & 357, as amended in Book 6250, Page 993, said Register's Office.

This is improved property known as 838 Woodcraft Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Todd M. O'Banion and wife, Lori A. O'Banion, their heirs and assigns, forever; and we, Francisco J. Sandoval and wife, Tatia Sandoval 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

96 OCT -1 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0231620
IDENTIFICATION REFERENCE

Witness our hands this the 27th day of September, 1996. BOOK 10210 PG 626

Francisco J. Sandoval
Francisco J. Sandoval

Tatia Sandoval
Tatia Sandoval

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Francisco J. Sandoval and wife, Tatia Sandoval the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of September, 1996.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

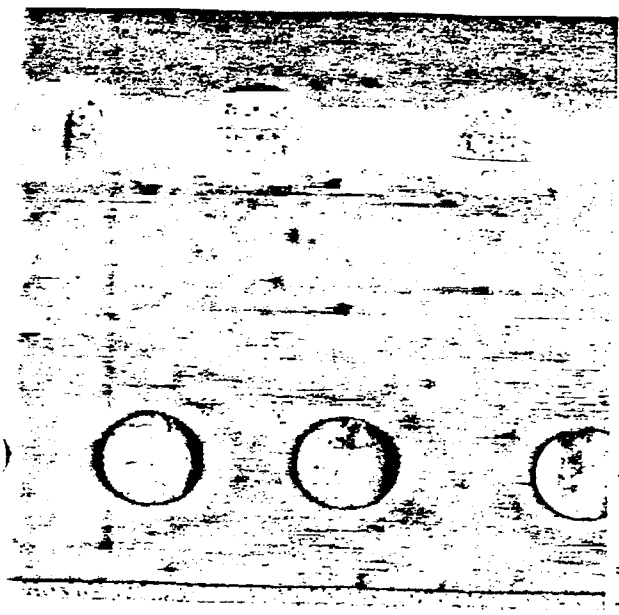
The actual value or consideration, whichever is greater, for this transfer is $ 81,500.00.

Todd M. Burr
AFFIANT

Subscribed and sworn to before me this 27th day of September, 1996.

Dixie Seagraves
NOTARY PUBLIC
My Commission Expires: 3-21-98

5230 10/01 0101 03CHECK 310.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

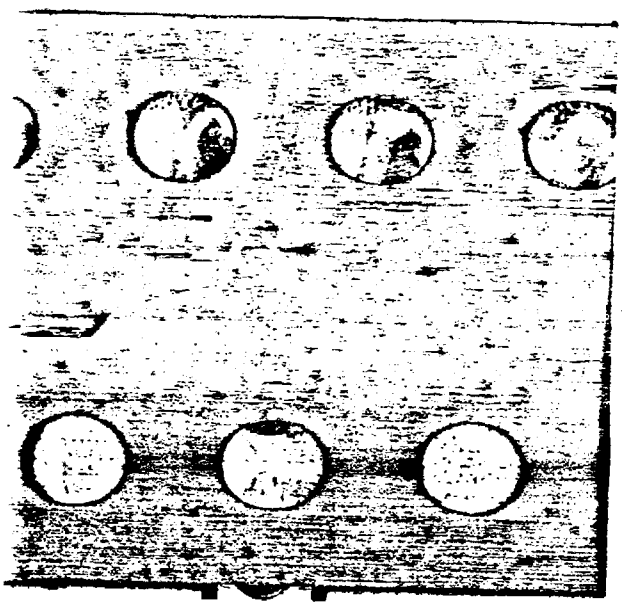
RECEIVED OF _____

FOR _____

BOOK 10210 PG 627

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 81500.00
CON TX 301.55
PRFEE 1.00
WDEED 8.00
TOTAL 310.55
CHECK 310.55

10/01/96 01 16:04 0001 5230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231620
IDENTIFYING REFERENCE

96 OCT -1 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072319

No [redacted]