Mail

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
2780 Highway 31W
White House, TN 37188

BOOK 10280 PG 252

ADDRESS NEW OWNER:
Efrain Rodriquez Soto and Arleen Fernandez Cruz
1229 Idlewild Place
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, Georgia 30084

MAP AND PARCEL:
MAP 52 Gp 5A
PARCEL 230
11D 93906

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, David L. Nolan and wife, Virginia A. Nolan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Efrain Rodriquez Soto and wife, Arleen Fernandez Cruz, as tenants by the entirety , 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. 14 on the Plan of Idlewild Court, Revised Section of record in Book 6250, Page 563, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to David L. Nolan and wife, Virginia A. Nolan , by deed from Linder Construction Company, Inc. of record in Book 7333, Page 534, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6514, Page 516 as amended in Book 6620, Page 308, Charter in Book 6520, Page 994 as amended in Book 6629, Page 167, Quitclaim conveying Common Area in Book 6620, Page 311, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback line and public utility easement, of record in Book 6250, Page 563, said Register's Office.

This is improved property known as 1229 Idlewild Place, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Efrain Rodriquez Soto and wife, Arleen Fernandez Cruz, their heirs and assigns, forever; and we, David L. Nolan and wife, Virginia A. Nolan 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.

Witness our hands this the 27th day of November, 1996.

David L. Nolan

David L. Nolan

Virginia A. Nolan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10280 PG 253

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David L. Nolan and wife, Virginia A. Nolan 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 Madison, Tennessee, this the 27th day of November, 1996.

Laconya L. Vaden
NOTARY PUBLIC

LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-25-98

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 76,590.00.

AFFIANT

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

Laconya L. Vaden
NOTARY PUBLIC
My Commission Expires:

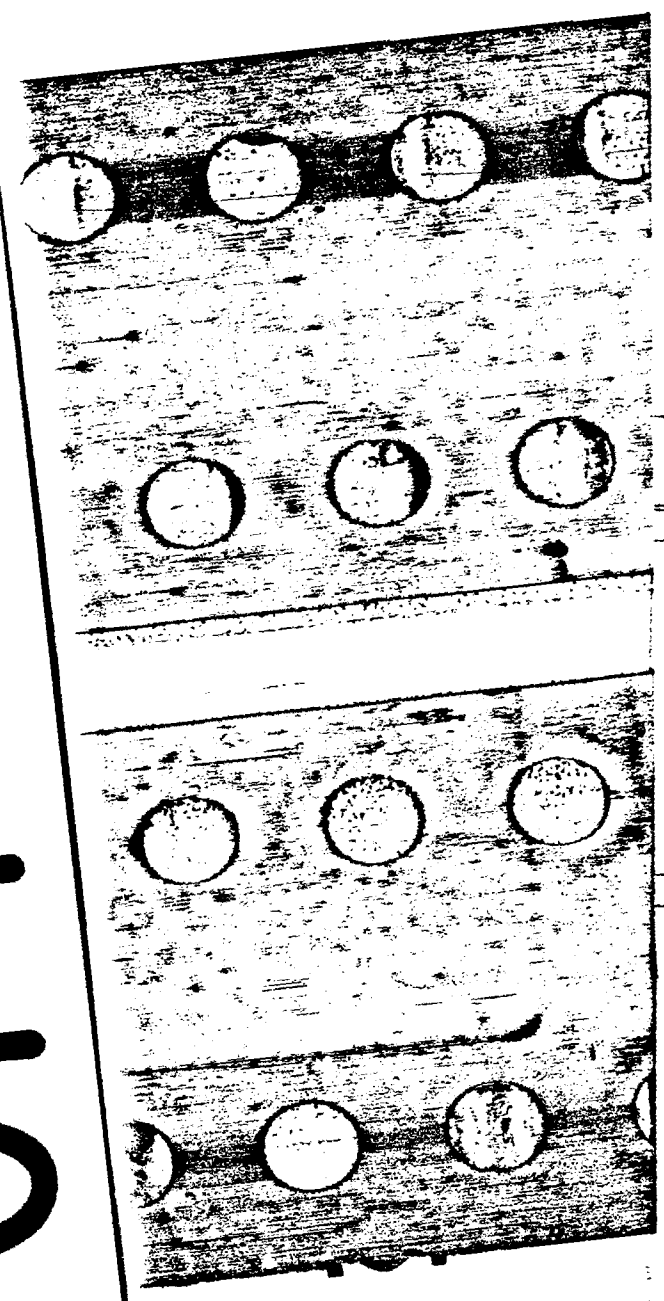
LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-25-98

0252603
IDENTIF. & REFERENCE

96 DEC -4 PM 1:53
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

1974 12/04 0101 03CHECK 292.50



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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 254

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 76950.00
CON TX 283.39
PRFEE 1.00
WDEED 8.00
TOTAL 292.39
CHECK 292.39

12/04/96 01 13:57 0001 1974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252603
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094634