0316483

IDENTIF. & REFERENCE MAIL ENV.

THIS INSTRUMENT PREPARED BY:
Premier Title & Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

97 JUN 16 PM 3:25 BOOK 10494 PG 146

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Jose Frias 704 Tina Court Antioch, Tennessee 37013	Same	Map 149-9 Parcel 183

For good and valuable consideration, receipt of which is hereby acknowledged, Ruby Christine Reasonover, Terry Reasonover, Newsom Reasonover, Herbert Reasonover, Harry Reasonover, Ann Hoffman, Virginia Sue Perkeypile, and Faye Grisham ("Grantor") have bargained and sold, and by these presents does transfer and convey unto Jose Frias Martinez, Miguel Frias and Francisco Frias Martinez, Joint Tenants With Right of Survivorship, ("Grantee"), their successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Barclay Square Subdivision, Section III, of record in Book 4675, page 154, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn R. Reasonover and Ruby C. Reasonover by deed from James Urmston Rust, IV of record in Book 6278, page 505, said Register's Office. Carolyn R. Reasonover died 4/10/97 intestate. Her estate is being administered in the Probate Court of Davidson County, Tennessee (Docket No. 97P-830) under the name of Carolyn Rebecca Reasonover. Her heirs are Terry Reasonover, Newsom Reasonover, Herbert Reasonover, Harry Reasonover, Ann Hoffman, Virginia Sue Perkeypile, Faye Grisham and Ruby Christine Reasonover as stated in the Affidavit of Heirship of record in Book 10494, page 18, said Register's Office. Carolyn R. Reasonover and Carolyn Rebecca Reasonover are one and the same person. Ruby C. Reasonover and Ruby Christine Reasonover are one and the same person.

This is improved property known as 704 Tina Court, Antioch, Tennessee 37013 and has never been a marital residence of any of the grantors.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness our hands this 12th day of June, 1997.

Ruby Christine Reasonover
Ruby Christine Reasonover

Terry Reasonover
Terry Reasonover

Newsom Reasonover
Newsom Reasonover

Herbert Reasonover
Herbert Reasonover

Harry Reasonover
Harry Reasonover, by Kena Witzky, Attorney in Fact

Ann Hoffman
Ann Hoffman

Virginia Sue Perkeypile
Virginia Sue Perkeypile

Faye Grisham
Faye Grisham

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Ruby Christine Reasonover, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 1997.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

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 Terry Reasonover, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 1997.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

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 Newsom Reasonover, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of June, 1997.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

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 Herbert Reasonover, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of June, 1997.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 1997, before me personally appeared Kena Witzky, to me known (or proved to me on the basis of satisfactory evidence) to be the person who exeucted the foregoing instrument on behalf of Harry Reasonover and acknowledged that she executed the same as the free act and deed of Harry Reasonover. Witness my hand and seal this 13th day of June, 1997.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

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 Ann Hoffman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 1997.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

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 Virginia Sue Perkeypile, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 1997.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

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 Faye Grisham, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 1997.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Subscribed and sworn to before me this 13th day of June, 1997.

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 24, 2001

3674 06/16 09:24 CASHIER 301.00

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

RECEIVED OF _____

FOR _____

BOOK 10494 PG 149

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	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	12.00
TOTAL	301.60
CHECK	301.60

06/16/97 01 15:25:0001 3674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03116483
IDENTIFICATION REFERENCE

97 JUN 16 PM 3:25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1163558