34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 98

Notary Public

MY COMMISSION EXPIRES: December 18, 2000
(AFFIX SEAL)

LEON R. SHARBER NOTARY PUBLIC RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus F. Alduenda (NAME)	Right Mortgage Company (NAME)	MAP 75-08
4821 Concord Drive (ADDRESS)	325 West Main Street, Suite 200 (ADDRESS)	PARCEL 189.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Mary Frances Combs, unmarried and Ronald L. Combs, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesus F. Alduenda, married and Juan Grijalva, unmarried

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. 501 on the Plan of Tulip Grove, Section 9, of record in Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 8447, Page 729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to restrictions filed of record in Book ~~4846~~ Page 924, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4821 Concord Drive, Hermitage, Tennessee 37076
(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 25th day of June 19 98

Mary Frances Combs

Carol Jo Combs

By: Mary Frances Combs Att. in Fact

Ronald L. Combs

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 Mary Frances Combs, unmarried and Ronald L. Combs, married

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 25th day of June 19 98.

Commission expires December 18, 2000

Mark R. Sharber
Notary Public

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

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 25th day of June, 1998, before personally appeared Ronald F. Combs, to me known to be the person who executed the foregoing instrument in behalf of Carol Jo Combs, and acknowledged that he executed the same as the free act and deed of said Carol Jo Combs.

My Commission expires:
December 18, 2000

Mark R. Sharber
Notary Public

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

04563390
IDENTIF. & REFERENCE

98 JUN 29 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7105 06/29 0101 03CHECK 430.43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10996 PAGE 953

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
113900.00
CON TX 421.43
PRFEE 1.00
WDEED 8.00
TOTAL 430.43
CHECK 430.43

06/29/98 01 15:28 0001 7105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456390
IDENTIF. & REFERENCE

98 JUN 29 PM 3:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312897