BOOK 11042 PAGE 120

34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 98

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — LEON SHARBER — DAVIDSON COUNTY, TENNESSEE

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
Ignacio Perez (NAME)	CTX Mortgage, Inc. (NAME)	MAP 119-06
72 Jay Street (ADDRESS)	P. O. Box 199000 (ADDRESS)	PARCEL 171.00
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (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, Clyde Powers and E. W. Wilkerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ignacio Perez and wife, Maria Sanchez and Edgar Perez, a married man

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. 13 on the Plan of Sterling Heights, Section Two of record in Book 1424, Page 104, 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 10745, Page 261, 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.

0468555
IDENTIF. ↑ REFERENCE

98 JUL 30 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0105 07/30 0101 03CHECK 310.78

unimproved ( )
This is improved (X) property, known as 72 Jay Street, Nashville, Tennessee 37210
(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 28th day of July 19 98

Clyde Powers

Clyde Powers

E. W. Wilkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me [illegible] a Notary Public of the said County and State the within named [illegible] the bargainor [illegible] with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible] Tennessee this [illegible] day of [illegible]

Commission expires February 27, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me [illegible] a Notary Public of the State and County aforesaid personally appeared [illegible] and [illegible] with whom I am personally acquainted, and who upon [illegible] oath(s) acknowledged [illegible] to be the [illegible] and [illegible] respectively, of the [illegible] the within named bargainor and corporation, and that [illegible] as such [illegible] and [illegible] being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said [illegible] as such [illegible] and attesting the same by the said [illegible] as such [illegible].

Witness my hand and official seal at office at [illegible] on this the [illegible] day of [illegible] [illegible].

My commission expires [illegible]

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
SUTHERLAND COUNTY, TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 11042 PAGE 122

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	B1000.00
CON TX	299.78
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	310.78
CHECK	310.78

07/30/98 01 10:40 0001 0105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468555
IDENTIF. ↑ REFERENCE
98 JUL 30 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325729