FILE NO. 37055
FILE BOX "7"

FORM NO WD-1

BOOK 11102 PAGE 508

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER 19 98

Notary Public

MY COMMISSION EXPIRES: 11/28/98

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL YEPEZ et ux (NAME)	S A M E (NAME)	119-1-317
221 Rose Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	06DA-15843
Nashville, TN 37210 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 I, ROY S. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL YEPEZ and wife, MARTHA YEPEZ and DANIELA YEPEZ, single, and CESAR YEPEZ, single, all as joint tenants with rights of survivorship and not tenants in common,

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. 129, on the Plan of OVERHILL CITY and W. H. FOX SUBDIVISION, of record in Book 332, page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Roy S. Jones by deed from First Choice Investments, Inc., of record in Book 10835, page 139, Register's Office for Davidson County, Tennessee.

THIS PROPERTY is investment property and has never been the residence of the Grantor nor his spouse.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.
98 SEP -8 AM 9:01

IDENTIFICATION REFERENCE
0485018

This is unimproved ( ) improved (X) property, known as 221 Rose 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 my hand this 2nd day of September, 19 98

ROY S. JONES

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROY S. JONES

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 2nd day of September, 19 98.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires 11/28/98

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

7709 09/08 01:01 03CHECK 332.50

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

RECEIVED OF _____

FOR _____

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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	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	332.90
CHECK	332.90

09/08/98 01 09:03 0001 7708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485018
IDENTIF. REFERENCE

98 SEP -8 AM 9:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1343133