11259 238 0527077

IDENTIF. & REFERENCE

This instrument was prepared by:
Stephen M. Miller, Esq.
222 Second Avenue North
Suite 360-M
Nashville, TN 37201

98 DEC 18 AM 11:14

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	Map Parcel Number
Guadalupe Farfan and John D. Shenk	Same	72-3-16
1319 Stratford Ave.	P O Box 40824	
Nashville, TN 37216	Nashville, TN 37204	

FOR AND IN CONSIDERATION the sum of One ($1.00), and other good and valuable consideration, and for the express purpose of creating an estate as tenants in common, Guadalupe Farfan by these presents do hereby convey unto Stephen M. Miller, Trustee, his successors and assigns, the following described tract or parcel of land to wit:

BEING the westerly ½ lot of Lot No. 256 on the Plan of the Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said lot fronts 50 feet on the northerly side of Stratford Avenue and runs back between lines, 256.7 feet on the westerly line, and 244.7 feet on the easterly line, to a dead line, on which it measures 52.7 feet.

BEING the same property conveyed Guadalupe Farfan by deed of record in Book 10124, page 133, Register's Office for said County.

unimproved ( )
This is improved (x) property, known as 1319 Stratford Avenue Nashville, TN 37216

(House Number) (Street) P.O. Address: (City or Town) (Postal Zone)

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Eduardo Farfan, husband of Guadalupe Fargan, joins in this conveyance for purposes of releasing any marital rights he may have in and to said property.

AND Now, I the said Stephen M. Miller, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Guadalupe Farfan and John D. Shenk, tenants in common, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

AND Guadalupe Farfan does hereby covenant with the aforesaid Grantee that she is a lawfully seized and possessed of said law in fee simple, has good right to convey it and does further covenant and bind herself, her 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the set our hands on this the 9TH day of December, 1998.

x _____

NOTARY PUBLIC AT LARGE

My Commisssion Expires Nov. 25, 2000

_____
Notary Public

Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JACK LOGAN, a Notary Public in and for said County and State, the within named, Edwards and Guadalupe Farfan, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of December, 1998.

Jack L. Logan
Notary Public

My Commisssion Expires Nov. 25, 2000

~~My commission expires:~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee A. Miller, a Notary Public in and for said County and State, the within named, Stephen M. Miller, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of December, 1998.

Lee A. Miller
Notary Public

LEE A. MILLER NOTARY PUBLIC

My commission expires: 12/6/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $75,000.

Affiant

Subscribed and Sworn before me, this 9th day of December 1998.

Jack L. Logan
Notary Public

JACK L. LOGAN NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires: My Commission Expires Nov. 25, 2000

2488 12-9-98 0101 03CHECK 288.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

240

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

11259

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

12/18/98 01 11:15 0001 2486

98 DEC 18 AM 11:14

REGISTER

0527077

IDENTIFICATION REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401931