Box 1

WARRANTY DEED

BOOK 11283 PAGE 584

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Victor Hazelwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **18TH DAY OF DECEMBER, 1998.**

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maikel Morales	Owner	**119-05-259 & 119-05-258**
(NAME) 4357 Hopewood Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, **William Floyd Burgess and wife Tina Burgess**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maikel Morales , married Eleuterio Morales , married**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as **317 & 319 Lutie Street, Nashville, TN 37211**
(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/our hand(s)** this **18th day of December, 1998**.

William Floyd Burgess

Tina Burgess

STATE OF TN
COUNTY OF Davidson
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William Floyd Burgess and wife, Tina Burgess the bargainors, 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 18th, day of December, 1998.

Victor Hazelwood
Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TE...

Commission expires: 5/26/2002

0533109
IDENTIF. 4 REFERENCE
99 JAN -5 PM 2:1...
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

Borrower: MAIKEL MORALES (SSN: [redacted]-6458), YUNAIS MORALES (SSN: [redacted]-6459), ELEUTERIO MORALES (SSN: [redacted]-6472) and LOUISA OJEDA (SSN: [redacted]-6470)
1944-A LAVRINDA DRIVE
NASHVILLE, TN 37217

Lender: The Bank of Nashville
401 Church Street
Nashville, TN 37219

This EXHIBIT "A" is attached to and by this reference is made a part of each Deed of Trust or Mortgage, dated December 18, 1998, and executed in connection with a loan or other financial accommodations between The Bank of Nashville and MAIKEL MORALES, YUNAIS MORALES, ELEUTERIO MORALES and LOUISA OJEDA.

BEING A CERTAIN TRACT OF LAND IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING KNOWN AS THE WILLIAM FLOYD AND TINA BURGESS PROPERTY (DEED BOOK 7398, PAGE 960). BEING BOUNDED ON THE NORTH BY LUTIE ST., CAST BY METRO GOVERNMENT, SOUTH BY METRO GOVERNMENT AND SHOULDERS AND THE WEST BY FASCO, INC. AND BEING FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON PIN (NEW) IN THE SOUTH MARGIN OF LUTIE ST. AND BEING +280' EAST OF NOLENSVILLE RD., SAID PIN BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THE FASCO, INC. PROPERTY (DEED BOOK 4346, PAGE 140);

THENCE, WITH THE SOUTH MARGIN OF LUTIE ST., S 88 DEGREES 00' 00" E-108.70' TO AN IRON PIN (NEW) AT THE NORTHWEST CORNER OF THE METRO GOVERNMENT PROPERTY (DEED BOOK 3400, PAGE 629);

THENCE, WITH THE WEST LINE OF METRO GOVERNMENT, S 02 DEGREES 09' 48" W-179.00' TO AN IRON PIN (NEW);

THENCE, WITH THE NORTH LINE OF METRO GOVERNMENT AND SABRINA Y. SHOULDERS (DEED BOOK 9619, PAGE 70), N 88 DEGREES 00' 00" W-108.70' TO AN IRON PIN (NEW) AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FASCO, INC.;

THENCE, WITH THE EAST LINE OF FASCO, INC., N 02 DEGREES 09' 48" E-179.00' TO THE POINT OF BEGINNING AND CONTAINING 19457.22 SQUARE FEET OR 0.45 ACRES MORE OR LESS ACCORDING TO A SURVEY BY JERRY SWORDS, JR., RLS #1806 OF S & A SURVEYING, 3639 CAIRO BEND RD., LEBANON, TN. DECEMBER 15, 1998.

BEING THE SAME PROPERTY CONVEYED TO ~~MAIKEL MORALES AND ELEUTERIO MORALES BY DEED FROM WILLIAM~~ William FLOYD BURGESS AND WIFE, TINA R. BURGESS OF RECORD IN BOOK 7398, PAGE 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE.

THIS EXHIBIT "A" IS EXECUTED ON DECEMBER 18, 1998.

BORROWER:

x Maikel Morales
MAIKEL MORALES

x Yunais Morales
YUNAIS MORALES

x Eleuterio Morales
ELEUTERIO MORALES

x Luisa Ojeda
LOUISA OJEDA

LENDER:

The Bank of Nashville

By: [signature]

8889 01/05 0101 03C CHECK 519.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11283 PAGE 586

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

	CAMT
	137500.00
CON TX	508.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	519.75
CHECK	519.75

01/05/99 01 14:09 0001 8889

99 JAN -5 PM 2:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0533109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408276