WARRANTY DEED

BOOK 11341 PG. 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Blanca Rosa Miranda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
11th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: February 2 2001
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE 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
Blanca Rosa Miranda (NAME)	Right Mortgage Company (NAME)	MAP 107-09
918 Rexdale Drive (ADDRESS)	106B West Hills Drive (ADDRESS)	PARCEL 106.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Lebanon, Tennessee 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, Larry L. Parker and wife, Melinda W. Parker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blanca Rosa Miranda, unmarried and Rosa Linda Hernandez, 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. 23 on the Plan of Patricia Heights, Section I, of record in Book 2331, Page 130 and 131, 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 6881, Page 450, 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 all matters filed of record in Book 2331, Page 130 and 131, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 2542, Page 519; Book 6045, Page 421 and Book 6067, Page 762, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 918 Rexdale Drive, Nashville, Tennessee 37217
(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 11th day of February 19 99

Larry L. Parker

Melinda W. Parker

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 Larry L. Parker and wife, Melinda W. Parker

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 11th day of February 19 99.

Commission expires February 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

LEON SHARBER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

05493614
IDENTIFICATION REFERENCE
99FEB 16 PM 2:38
REGISTER'S OFFICE
DAVIDSON COUNTY, TEN.
325.50 02/16 0101 TOTO 97/20 02301
MORTGAGE TAX

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11341 PG. 630

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

02/16/99 01 14:36 0001 6230

05493641
IDENTIF. & REFERENCE

99FEB 16 PM 2:38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425486