BOOK 11409 PG. 223

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37756)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 169,779.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9/28/2002
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana L. Mora ET VIR	NationsBanc Mortgage Corporation	115-2-124
(NAME)	(NAME)	
996 ~~X96~~ Windrowe Drive	P.O. Box 35140	8DZ-66756
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Louisville, KY 40232	
(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, Raymond F. Phelan and wife, Jeannie A. Phelan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ana L. Mora and Mauricio Rojas, HUSBAND & WIFE, AS JOINT TENANTS BY THE ENTIRETIES;

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. 1 on the Plan of 2nd Addition to West Meade Hills, as of record in Plat Book 4460, Page 178, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Raymond F. Phelan and wife, Jeannie A. Phelan by deed from David V. Nichols and wife, Patricia H. Nichols of record in Book 8681, Page 269, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

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

99 MAR 31 PM 1:37
ALL TAXES PAID REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE 05680092

unimproved ( )
This is improved (X) property, known as 996 ~~X96~~ Windrowe Drive, Nashville, TN 37205
(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 unincumbered, 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 29th day of March, 19 99

Raymond F. Phelan

Jeannie A. Phelan

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 Raymond F. Phelan and wife, Jeannie A. Phelan

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 29th day of March 19 99.

Commission expires 9/28/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires SEPT. 28, 2002

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5979 03/31 0101 03CHECK 639.18

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11409 PG. 225

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

0568092

IDENTIFICATION REFERENCE

99 MAR 31 PM 1:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	169779.00
CON TX	628.18
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	639.18
CHECK	639.18

03/31/99 01 13:37 0001 5979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445037