WARRANTY DEED

BOOK 11475 PG. 439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF MAY, 1999.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

NOTARY PUBLIC — ANGELA M. LAKE — AFFORD CO. TENN.
My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Miranda	**GMAC Mortgage Corporation**	**119-6-364**
(NAME) **80 Whitsett Road**	(NAME) **8360 Old York Road**	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Elkins Park, PA 19117-1590**	
(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, **Daniel Giron, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Miranda, unmarried and Migual A. Jiron, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Whitsett Subdivision of record in Book 5200, Page 94, Register's Office for said County, and more fully described as follows:

Said Lot No. 7 fronts 70 feet on the northwesterly margin of Whitsett Road and runs back between parallel lines 150 feet to a dead line which is a part of the southeasterly boundary of Lot No. 10.

Being the same property conveyed to Daniel Giron, unmarried by deed of record in Book 10588, Page 912, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Daniel Giron by Gil Martinez as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11475, Page 438, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **80 Whitsett Road, Nashville, TN 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.

IDENTIFICATION REFERENCE 00572

99 MAY 12 PM 12:28
[illegible] REGISTER
DAVIDSON COUNTY, TN.

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

052 05/12/99 0101 CHECK 247.00

Witness **my/our hand(s)** this **6th day of May, 1999**.

Daniel Giron by Gil Martinez Atty in Fact
Daniel Giron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11475 PG. 440

On this 6th day of May, 1999 before me personally appeared Gil Martinez, the person who executed the foregoing instrument on behalf of Daniel Giron, and acknowledged that Gil Martinez executed the same as the free act and deed of the said Daniel Giron, through Power of Attorney granted Gil Martinez, by the said Daniel Giron.

Notary Public

Commission Expires:

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11475 PG. 441

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

0586072

IDENTIFICATION REFERENCE

99 MAY 12 PM 12:29

BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

CAMT	64000.00
CON TX	236.80
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	247.80
CHECK	247.80

05/12/99 01 12:32 0001 5092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459737