RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP3838132) FILE BOX "7"

WARRANTY DEED

BOOK 11603 PAGE 491

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27TH DAY OF JULY, 1999

Notary Public

MY COMMISSION EXPIRES: AUG 26 02

DAVIDSON COUNTY, TENN.
LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

My Commission Expires MAY 26, 2002

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan R Rodriguez 5016 Bonnavista Drive Hermitage, TN 37076	SAME	74-12-131 4D 33542

FOR AND IN 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,

CARMA MORROW VANTREASE AND TERRI MORROW HOGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN R. RODRIGUEZ, 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:

Land in Davidson County, Tennessee, being Lot No. 527, Hermitage Hills Subdivision, Section 5, recorded in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 527 fronts 120.0 feet on the curving northerly margin of Bonnavista Drive and runs back between lines measuring 134.3 feet on the westerly line and 108.65 feet on the easterly line to a dead line at the rear, measuring 57.8 feet thereon.

Being the same property conveyed to Carmon D. Morrow and wife, Cleo J. Morrow, by deed from James T. McCaskill and wife, Glennie J. McCaskill of record in Book 4351, Page 176 in said Register's Office. The said Carmon D. Morrow having pre-deceased Cleo J. Morrow. Affidavit of Heirship dated September 4, 1998, showing the only heirs of Cleo J. Morrow to be Carma Morrow Vantrease and Terri Morrow Hogan, to which property is vested in of record in Book 11143, Page 362, said Register's Office.

Unimproved ( )
This is improved (X) property known as 5016 BONNAVISTA DRIVE, HERMITAGE, TN 27076
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 this 27TH day of July, 1999

X Carma Morrow Vantrease
CARMA MORROW VANTREASE

X Terri Morrow Hogan by Carma M. Vantrease, AIF
TERRI MORROW HOGAN BY CARMA M. VANTREASE, ATTORNEY IN FACT

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 Carma Morrow Vantrease

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 26th day of July, 1999.

Commission Expires: 5/26/02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ My Commission Expires MAY 26, 2002
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 _____.

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

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of July, 1999, before me personally appeared Carma M. Vantrease to me known to be the person who executed the foregoing instrument in behalf of Terri Morrow Hogan as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Terri Morrow Hogan..

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1999.

My commission expires: 5/26/02

Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

99 AUG -3 PM 2:36

IDENTIF. & REFERENCE

RECORDED
REGISTER
DAVIDSON COUNTY, TN.

135 08/03 0101 03CHECK 366.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 493

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

0619873

IDENTIF. & REFERENCE

99 AUG -3 PM 2:36

REGISTER
DAVIDSON CO. TN.

CAMT	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

08/03/99 01 14:42 0001 1356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499572