BOX #14A

G#13087-2

WARRANTY DEED

BOOK 11677 PAGE 971

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,150.00

Oscar Gonzalez Saucedo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 99

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
OSCAR GONZALEZ SAUCEDO	TUCKER FEDERAL BANK	MAP 107-05-0
(NAME)	D/B/A PRIME LENDING (NAME)	
1929 Laurinda Drive	P. O. Box 211788	PARCEL 158.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Augusta, GA 30917-1788	FB #02DA-53345
(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, A. R. ASHWORTH AND WIFE, BONNIE ASHWORTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OSCAR GONZALEZ SAUCEDO, A SINGLE MAN, AND VICENTE CONRADO, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 156 on the Plan of Bel-Air, Section II, as of record in Book 2900, Pages 29 through 32, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Nellie Mae Simpson, by Deed from New Haven Park Company, of record in Book 3569, Page 239, Register's Office for Davidson County, Tennessee. The said Nellie Mae Simpson died leaving a Last Will and Testament which was construed by the Chancery Court for Davidson County, Tennessee, to leave the property to Bessie F. Foster and Maggie E. Ashworth, as is evidenced by a Quitclaim Deed recorded in Book 5472, Page 354, said Register's Office, to which is attached a copy of the Chancery Court Order entered in Case No. 79-756-II and which is recorded in Book 5472, Page 356, said Register's Office.

THE said Bessie F. Foster, also known as Bessie Flora Foster, died January 18, 1986, leaving a Will which was admitted to probate in the Probate Court for Davidson County, Tennessee, in Case No. 78322 under which the one-half (1/2) interest held by Bessie F. Foster was devised to Richard Danny Foster. An Affidavit of Heirship appears of record in Book 6928, Page 992, said Register's Office, although the said Richard Danny Foster received the

CONTINUED

unimproved ( )
This is improved (X) property, known as 1929 Laurinda Drive, Nashville, TN 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 23rd day of September 19 99

A. R. ASHWORTH

BONNIE ASHWORTH

09/29/99 0101 03CHECK 300.16

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 A. R. ASHWORTH AND WIFE, BONNIE ASHWORTH

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 23rd day of September 19 99.

Commission expires May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 _____.

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

property as a devisee under said Will and not as an heir at law under intestate succession. The said Richard Danny Foster conveyed his interest to A. R. Ashworth by Limited Warranty Deed, of record in Book 6955, Page 511, said Register's Office.

THE said Maggie E. Ashworth, died August 5, 1987, leaving a Will which was admitted to probate in the Probate Court for Davidson County, Tennessee, in Case No. 91072, a copy of said Will being filed in Will Book 163, Page 675, Clerk's Office for said Court, under which the one-half (1/2) interest held by Maggie E. Ashworth was devised to Aubrey R. Ashworth.

A. R. Ashworth and Aubrey R. Ashworth are one and the same person.

THIS conveyance is subject to restrictive covenants of record in Book 2959, Page 215, and as amended in Book 2964, Page 1, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

BONNIE Ashworth, spouse of the above named A. R. Ashworth, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

06402O9
RECEIVED FOR REFERENCE
99 SEP 28 AM 9:11
BILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11677 PAGE 973

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

064209
DOCUMENT # REFERENCE

99 SEP 28 AM 9:11

BILL GARRETT
DAVIDSON CO. REGISTER
NASHVILLE, TN.

CAMT	78150.00
CON TX	289.16
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	300.16
CHECK	300.16

09/28/99 01 09:14 0001 3106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521022