This Instrument Prepared By:
BASS, BERRY & SIMS (JWB)
2700 First American Center
Nashville, TN 37238

BOOK 5820 PAGE 802

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Hector Guevara Perea, et al. 5653 Valley View Rd. Brentwood, TN 37027	SAME	171-126

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, JAMES M. LEE, JR. and wife, ELIZA J. LEE ("Grantors") have bargained and sold and by these presents do hereby transfer and convey unto HECTOR GUEVARA PEREA and CECILIA PEREA OCHOA, as tenants-in-common ("Grantees") their heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being lot No. 58 and the easterly triangular part of lot No. 42 on the Map of Brentwood Gardens, as of record in book 1130, page 16, Register's Office for said County, described together as follows:

Beginning at a point in the southerly margin of Valley View Road, the common corner of lots 55 and 58; thence along the line between said lots, and along the west line of lots 56 and 57, south 0 deg. 15' east 907 feet 6 inches to the north margin of an old 20-foot road; thence with the margin of the same, north 87 deg. 15' west 476 feet to a point, the southwest corner of lot 58; thence north 3 deg. east 700 feet to the corner of lots 58 and 42; thence crossing lot 42, north 34 deg. 22' east 248 feet to a point in the southerly margin of Valley View Road; thence with the margin of said road, easterly along a slight curve, 50 feet to the corner of lots 42 and 58, and continuing with the margin of said road, south 86 deg. 45' east 243 feet to the beginning.

Being the same property conveyed to James M. Lee Jr. and wife, Eliza J. Lee, by deed from Bassell Elizabeth Taylor, or record in Book 2085, Page 557, said Register's Office.

Included in the above description but excluded for the purposes of this conveyance is the following described tract of land which was conveyed to Walter C. Hubbard and wife, Laura E. Hubbard, of record in Book 5208, page 9, R.O.D.C.T., described as follows:

Being Lot No. 1 on the Plan of Resubdivision of a plan of a portion of Lot 58 on the Plan of Brentwood Gardens, of record in Book 5190, page 12, Register's Office for said County, described as follows:

Beginning at a concrete monument in the southerly margin of Valley View Road, 482 feet, more or less, westerly from the southwesterly intersection of Cloverland Drive and Valley View Road; thence with the margin of the same North 83 degrees 58' 14" West 99.93 feet to a concrete monument; thence leaving said margin South 17 degrees 14' 10" West 212.06 feet to a point; thence South 6 degrees 04' 42" West 125.36 feet to a point; thence South 84 degrees 08' 23" East 161.55 feet to a point; thence North 2 degrees 32' 21" East 333.52 feet to the point of beginning.

9031 11/19 263.78 CHECK

The tract hereinabove conveyed to Hector Guevara Perea and Cecilia Perea Ochoa is the same property conveyed to James M. Lee, Jr. and wife, Eliza J. Lee, by deed from Bassell Elizabeth Taylor, of record in Book 2085, page 557, Register's Office of Davidson County, Tennessee, excluding the property conveyed to Walter C. Hubbard and wife, Laura E. Hubbard, of record in Book 5208, page 9, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereunto 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 that the same is unencumbered, except by taxes for the year 1981, which have been prorated and assumed by the Grantees; applicable building and zoning regulations; all existing highway, roadway and utility easements; easements of record; such state of facts as an accurate survey would disclose; and matters of record on the Plan of record in Book 1130, page 16, said Register's Office, as amended, in Book 5190, page 12, said Register's Office.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 9 day of October, 1981.

James M. Lee Jr.
JAMES M. LEE, JR.

Eliza J. Lee
ELIZA J. LEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within-named JAMES M. LEE, JR. and wife, ELIZA J. LEE, the bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9 day of October, 1981.

Anne Marsden
NOTARY PUBLIC

ANNE MARSDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value for this transfer, whichever is greater, is $97,762.00.

Affiant

Subscribed to and sworn before me this 9 day of October, 1981.

Notary Public

My Commission Expires:

7-18-82

ANNE MARSDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

G 6 8 8 3 9

IDENTIFICATION REFERENCE

Nov 19 2 01 PM '81

JOHN H. REGISTER DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			97762.00-	CO
			254.28	CO TX
			.50	PRFEE.
			9.00	WDEED:
			CHECK	263.78-
9031A	11/19/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.6 8 8 3 9 1

IDENTIF. REFERENCE

Nov 19 2 01 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 854098