Box 14
B545T

FORM NO. WD-1

BOOK 7768 PAGE 140

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 89

Notary Public

MY COMMISSION EXPIRES: 3/19/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. Contreras (NAME)	Same (NAME)	146-10-72
5106 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Lewis M. Steele and wife, Annie M. Steele

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan M. Contreras and wife, Victoria Kay Contreras

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 L. M. Steele Subdivision, as of record in Book 3700, page 4, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lewis M. Steele and wife, Annie M. Steele by deed from Ewin Baxter Thomas, a widow as of record in Book 1248, page 91, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 3700, page 4, said Register's Office, shows an Owner's Certificate, a 150 foot minimum building setback line from Franklin Road, a 10 foot public utility and drainage easement on the southerly lot line and a 10 foot public utility and drainage easement on the easterly lot line.

5336 02/07 0101 03CHECK 584.00

07384

IDENTIFICATION REFERENCE

FEB 7 2 43 PM '89

This is unimproved (XX) improved ( ) property, known as 5106 Franklin Road, Nashville, Tennessee
(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 their hands this 6th day of February, 19 89

Lewis M. Steele — Annie M. Steele

Lewis M. Steele — Annie M. Steele

BOOK 7768 PAGE 141

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Lewis M. Steele and wife~~, Annie M. Steele

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 6th day of February, 1989.

Notary Public

Commission Expires 3/3/92

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

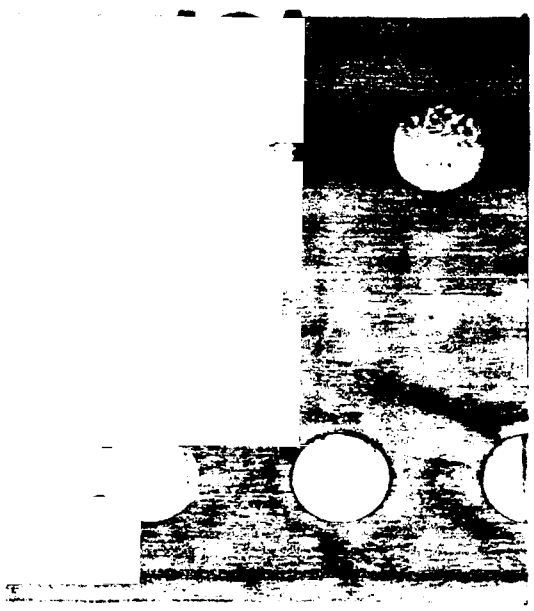
Commission Expires _____

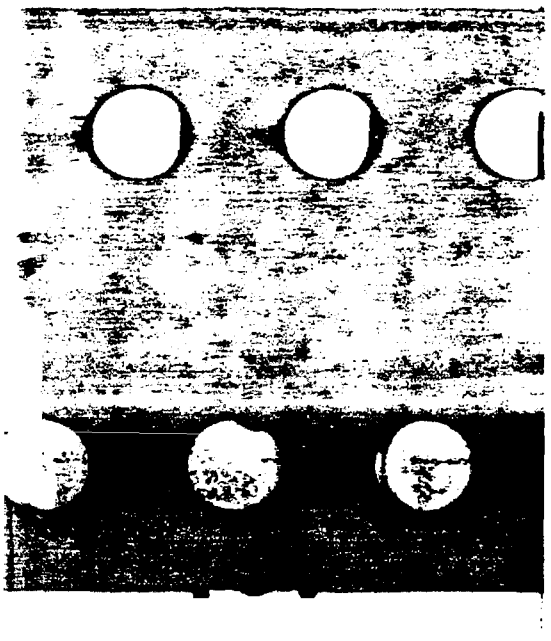
WARRANTY DEED

FROM
Lewis M. Steele and wife, Annie M. Steele

TO
Juan M. Contreras and wife, Victoria K. Contreras

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 7768 PAGE 142

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
175000.00

CON TX	577.50
PRFEE	0.50
WDEED	6.00
TOTAL	584.00
CHECK	584.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/89 01 14:46 0001 5336

07384

IDENTIFICATION

FEB 7 2 43 PM '89

No. 179628