This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9924 PG 311

ADDRESS NEW OWNER:
David Gil Arias and Julian Rodriguez
440 Tampa Dr.
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
726 South Church Street
Murfreesboro, TN 37133-1218

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Susan Mae Dieringer, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto David Gil Arias, a married person and Julian Rodriguez, an unmarried person, 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. 47 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Susan Mae Dieringer, an unmarried person by quitclaim deed from Phillip Edward Webb as of record in Book 9621, page 401, Register's Office for Davidson County, Tennessee.

This is improved property known as 440 Tampa Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Restrictive Covenants of record in Book 3792, page 445 and in Book 3251, page 18, as amended in Book 3816, page 784, said Register's Office.
3. All matters shown on the plan of record in Book 3600, page 64, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Gil Arias, a married person and Julian Rodriguez, an unmarried person, their heirs and assigns, forever; and I, Susan Mae Dieringer, an unmarried person, do covenant with the said

Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9924 PG 312

Witness my hand this the 16th day of January, 1996.

Susan Mae Dieringer

Susan Mae Dieringer

0125 01/22 01:01 03CHECK 283.35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Susan Mae Dieringer, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of January, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,500.00.

AFFIANT

Subscribed and sworn to before me this 16th day of January, 1996.

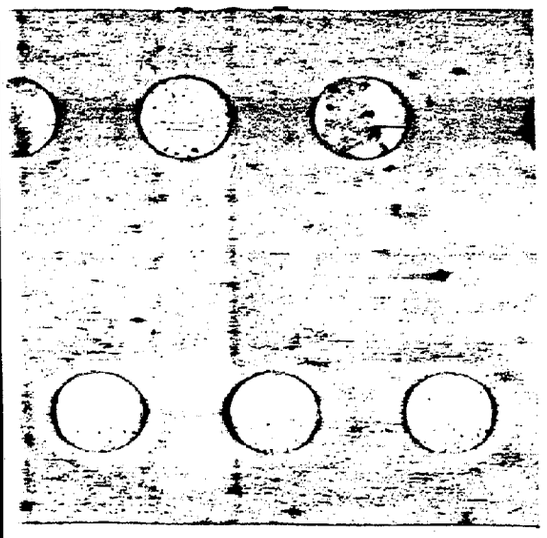
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

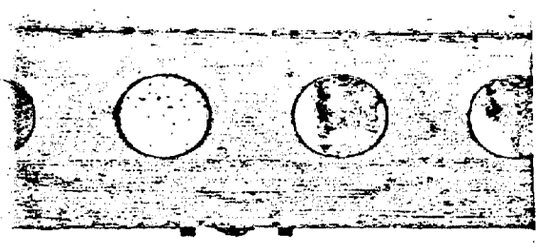
IDENTIFICATION REFERENCE 0143051

96 JAN 22 PM 2:56

FEE $ 1.00 TAX $ 283.35
DAVIDSON COUNTY, TN.







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

RECEIVED OF _____

FOR _____

BOOK 9924 PG 313

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

CAMT	75500.00
CON TX	279.35
PRFEE	1.00
MDEED	8.00
TOTAL	288.35
CHECK	288.35

01/22/93 01 14:59 0001 0125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143051
IDENTIFICATION REFERENCE

93 JAN 22 PM 2:58

REGISTER OF DAVIDSON COUNTY, TN

No. 998408