BOOK 9932PG166

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

96 JAN 31 AM 8:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0145510

THIS INDENTURE, made and entered as of the **23rd** day of **January, 1996** by and between

BARBARA LYNN COE, AN UNMARRIED PERSON ,

hereinafter referred to as Grantor, and

RALPH SOBERANO and CONNIE SOBERANO, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF MONTE CARLO ESTATES, SECTION II-B OF RECORD IN PLAT BOOK 5050, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL THE SAME PROPERTY CONVEYED TO BARBARA LYNN COE, UNMARRIED BY DEED FROM JOHN W. TAYLOR, SR. AND WIFE, JUDITH K. TAYLOR, MARVETTE B. HAYES, F\K\A MARVETTE B. TAYLOR AND HUSBAND, ROBERT HARRY HAYES OF RECORD IN BOOK 9431, PAGE 106 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Barbara Lynn Coe by
X Jesse Z. Mason, attorney in fact

BARBARA LYNN COE

INDIVIDUAL

Book 9932 Pg 167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforessaid County and State, **BARBARA LYNN COE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **January, 1996.**

Notary Public

Commission Expiration: _____

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared TERRI H. MASON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BARBARA LYNN COE, and acknowledged that he/she executed the same as the free act and deed of said BARBARA LYNN COE.

Witness my hand, at office, this 23 day of January, 1996.

Notary Public

Commission Expiration: 9-18-99

NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

2812 01/31 0101 03CHECK 316.10

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$83,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Barbara Lynn Coe by,

Terri H. Mason, attorney in fact

Affiant

Subscribed and sworn to before me this **23rd** day of **January, 1996.**

Notary Public

Commission Expiration: 9-18-99

NOTARY PUBLIC DAVIDSON CO. TENN.

RETURN TO:

ANDERSON & JORDAN ESCROW CO., INC.
2323 CRESTMOOR RD.
NASHVILLE, TN. 37215

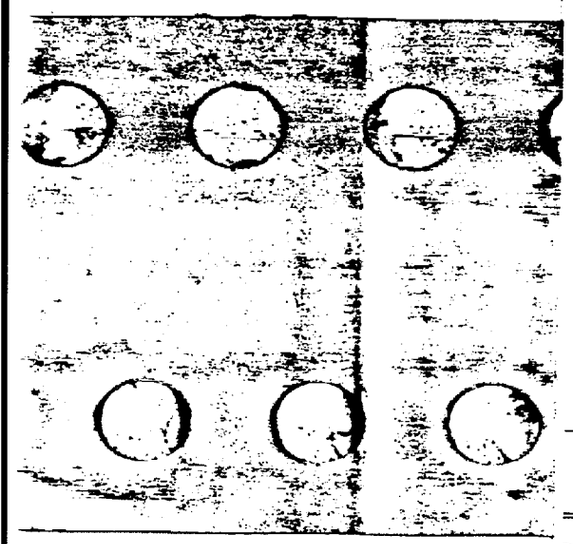
SEND TAX BILLS TO:

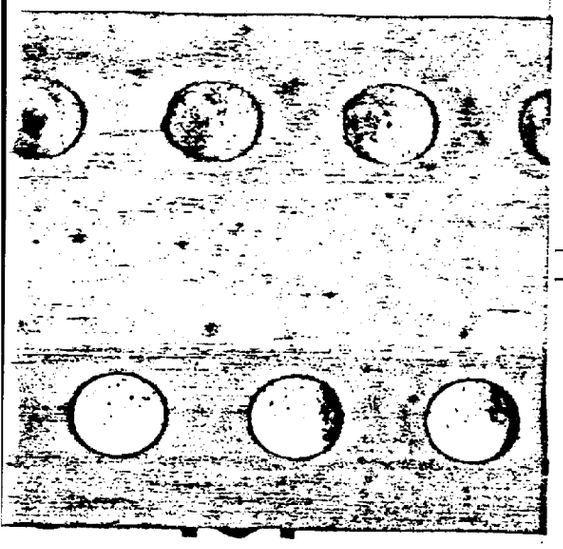
AMERICA'S WHOLESALE
155 North Lake Avenue
Pasadena, CA 91109

PROPERTY ADDRESS:

549 CEDARMONT
ANTIOCH, TN. 37013

MAP PARCEL NUMBER
073-1-162 /05DV32197





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

RECEIVED OF _____

FOR _____

BOOK 9932 PG 168

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

MAMT	83000.00
MOR TX	307.10
PRFEE	1.00
WDEED	8.00
TOTAL	316.10
CHECK	316.10

01/31/96 01 08:21 0001 2812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145510
IDENTIF. & REFERENCE

96 JAN 31 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001059