BOOK 9964 PG 301

WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Thomas Ray Schneider Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA CHOLLA NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Ray Schneider, Jr. (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 150-02
739 Lake Terrace Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 145
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Laura L. Isaza (formerly Laura L. Bradford) and husband, Diego G. Isaza Jaugregui,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Ray Schneider, Jr., unmarried

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:

BEING Lot No. 23A Zone Lot Division, Lots 18, 21, 22, 23, 24 & 46, Harbor Gate, Section One, Revised, of record in Plat Book 6250, Page 344, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Laura L. Bradford* by deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8415, Page 637, Register's Office for said County. *(Now Laura L. Isaza)

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 344 , Book 6486, Page 436 and Book 6501, Page 550, Register's Office for said County.

Diego G. Isaza Jauregui joins in this conveyance to convey any and all marital rights he may have in and to said property.

unimproved ( )
This is improved (X) property, known as 739 Lake Terrace 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 my hand this 28th day of February 19 96

Laura L. Isaza

Diego G. Isaza Jaugregui

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 Laura L. Isaza and husband, Diego C. Isaza Jaugregui

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 19 96

Commission expires May 24, 1997

Notary Public

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 _____

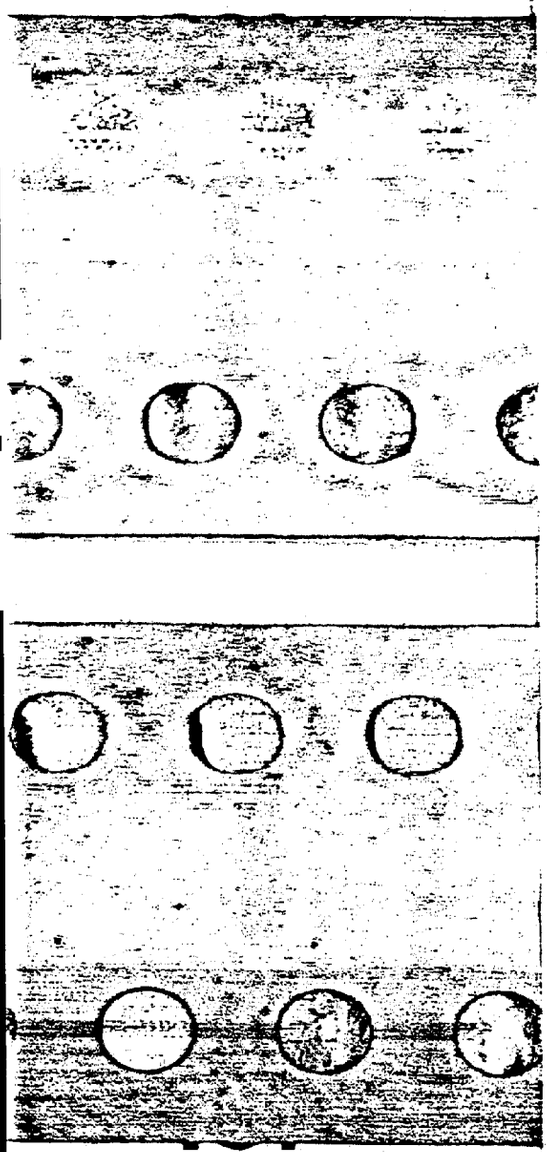
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

0155633 IDENTIF. ↑ REFERENCE

96 MAR -1 PM 2:09
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

3596 03/01 0101 03CHECK 21.20



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

RECEIVED OF _____

FOR _____

BOOK 9964 PG 303

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	56000.00
			CON TX	207.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	216.20
			CHECK	216.20
03/01/96	01		14:10 0001	3596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155633
IDENTIF. # REFERENCE

96 MAR -1 PM 2:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011722