BOOK 10048 PG 565

Name & Address of New Owner:
Raul O. Guerrero
1301 Cardinal ~~Street~~ Avenue
Nashville, TN 37216

Send Tax Bills to
First American National Bank
First American Center
Nashville, TN 37237

Tax Map and Parcel Nos.
Map 61-12
Parcel 210

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RENICK AND COMPANY, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **RAUL O. GUERRERO**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the MAP of GREENLAND ESTATES, as of record in Plat Book 974, Page 13, Register's Office for said Davidson County, Tennessee and Restrictive Covenants for said Subdivision of record in Trust Deed Book 1272, page 621, said Register's Office.

GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

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 my hand this the 8th day of ~~May~~, 1996.

William Renick, Jr.
Sole Proprietor of Renick and Company

(see next page for notary acknowledgement)

IDENTIFICATION REFERENCE 0181230

95 MAY 13 PM 3:04

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10048 PG 566

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Renick, Jr., Sole Proprietor of Renick and Company, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 8th day of May, 1996.

Deanie L. Gregory
Notary Public

My Commission expires:
5/23/98

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $57,900.00.

* Paul Guerrero
Affiant

Sworn to and subscribed before me
this the 8th day of May, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

BOOK 10048 PG 567

EXHIBIT "A"

LAND in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 4, Block A, on the Map of Greenland Estates of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the northerly side of Cardinal Avenue formerly Martha Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Renick and Company, by Deed from B.L.C. Investments, Inc., a Tennessee Corporation, of record in Book 10032, Page 587, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1301 CARDINAL STREET, NASHVILLE, TN 37216.

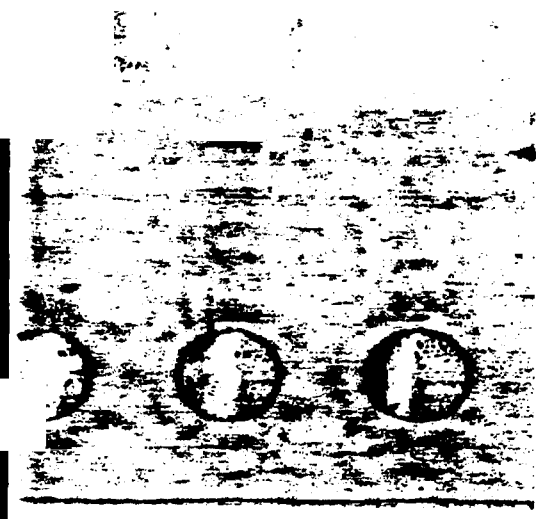
0053 05/13 11:01 03CHECK 227.23

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

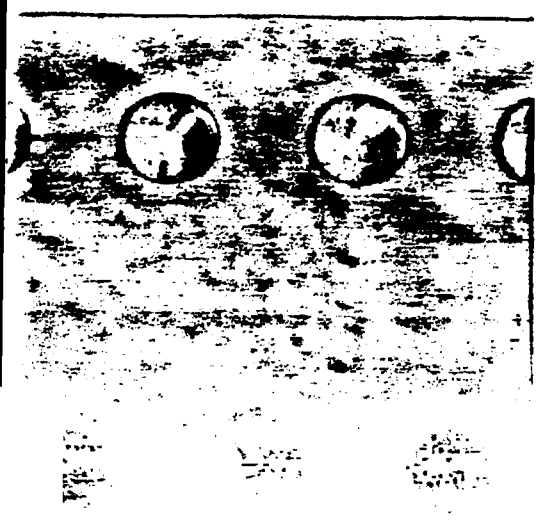
FOR _____

BOOK 10048 PG 568

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	57900.00
			CON TX	214.23
			PRFEE	1.00
			MDEED	12.00
			TOTAL	227.23
			CHECK	227.23

05/13/96 01 15:05 0001 1053



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181230
IDENTIF. ↑ REFERENCE

96 MAY 13 PM 3:04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1039031