Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #240
Nashville, TN 37215

0199961

File #96-1098

BOOK 10109 PG 830

93 JUL -3 PM 1:02

MAIL ENV.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Matthew Coale,** and spouse **Julia R. Coale**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carlos R. Tejada, and**(Married **Isabel Alezano**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of A.S. Johnson's Subdivision of record in Plat Book 1835, Page 106, Register's Office for said County.

Said Lot No. 1 fronts 46.4 feet on the northerly margin of Druid Drive and extending in the same direction and additional 77.7 feet, for a total distance of 124.1 feet and extends back 200 feet on the westerly line and 195 feet on the easterly line to a dead line in the rear, measuring 103.9 feet thereon.

Being the same property conveyed to J. Matthew Coale and spouse Julia R. Coale by deed of record i n Book 8185, Page 691, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2713 Druid Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 1996

J. Matthew Coale

J. Matthew Coale

Julia R. Coale

BOOK 10109 PG 831

State of Tennessee)
County of Davidson)

On this the 28th day of June, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **J. Matthew Coale and Julia R. Coale**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution ~~as a free~~ act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$87,000.00**.

Affiant

Sworn and subscribed before me on this the 28th day of June, 1996.

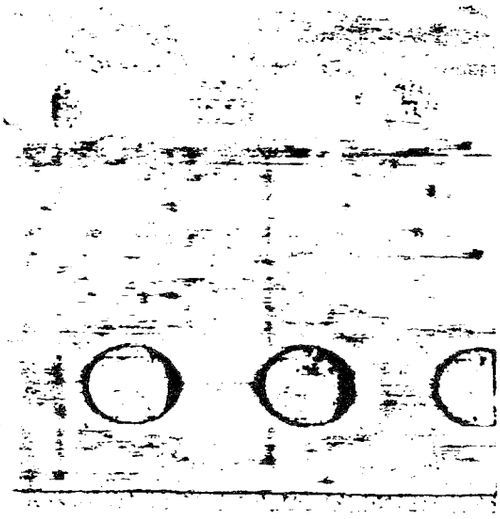
Notary Public

My Commission Expires: 6-10-98

NEW OWNER:
Carlos R. Tejada
2713 Druid Drive
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
First Trust Mortgage

TAX MAP-PARCEL #:
119-10-57





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

RECEIVED OF _____

FOR _____

BOOK 10109 PG 832

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
				DAMT 87000.00
				CON TX 321.90
				PRFEE 1.00
				MREED 9.00
				TOTAL 330.90
				CHECK 330.90

07/03/96 02 13:04 0001 1276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199961
IDENTIFICATION REFERENCE

96 JUL -3 PM 1:02
REGISTER
DAVIDSON CO. TENN.

No. 1059005