BOOK 10141 PG 808

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Neal DeMarcus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
NEAL DeMARCUS (NAME)	SAME (NAME)	MAP 52-05
506 NEELYS BEND (ADDRESS)	(ADDRESS)	PARCEL
MADISON, TN. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	19

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, LEO BOLARTE AND WIFE, CELIA BOLARTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEAL DeMARCUS and wife, ANN DeMARCUS

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. 6 of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to LEO BOLARTE AND WIFE, CELIA BOLARTE by Deed of record in Book 6276, page 178, Register's Office for Davidson County, Tennessee.

0209924
IDENTIF. & REFERENCE

96 AUG -1 PM 2:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

unimproved ( )
This is improved (X) property, known as 829-831 GALLAVISTA AVENUE, MADISON, TN 37115
(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 our hand S this 31st day of July 19 96

L Bolarte
LEO BOLARTE

Celia Bolarte
CELIA BOLARTE

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 LEO BOLARTE AND WIFE, CELIA BOLARTE

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 31st day of July, 19 96.

Commission expires January 24, 1998

Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

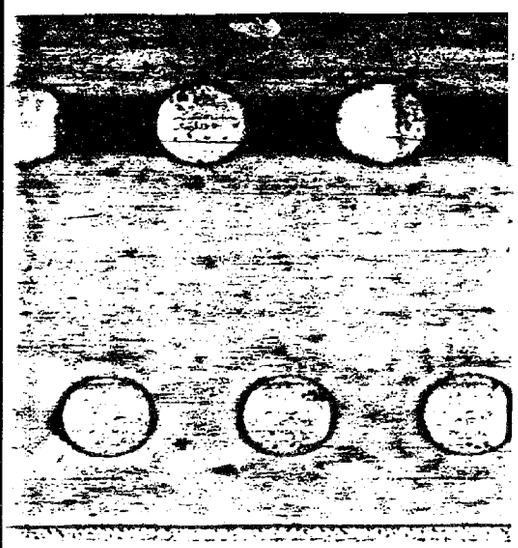
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 _____.

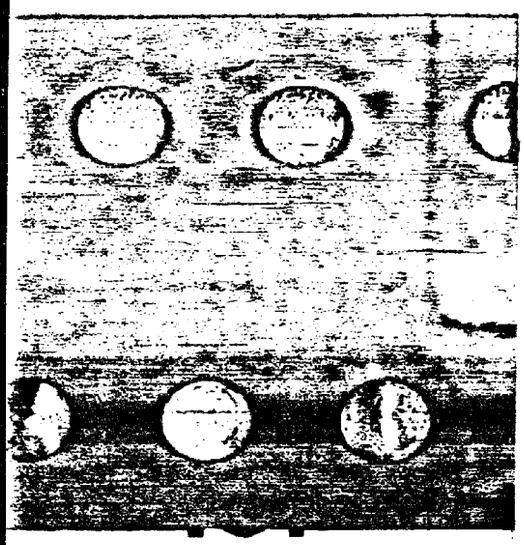
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

2059 08/01 0101 03CHECK 231.





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 810

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			08/01/96 01	14:31 0001 2059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209924
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 2:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1069642