BOOK 10152 PG 75

This Instrument Prepared by G. Schuhl
8 Penn Center
Philadelphia, PA 19103

EDSC-02075

WARRANTY DEED

THIS INDENTURE, made this 13th day of July, A.D., 19 96, between **JOHN CHARLES LABUE, a Married Man**

Tennessee, First Parties, and

RICHARD G. OROZCO, UNMARRIED

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100 ($ 10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, TN, BEING Lot No. 71 on the Plan of The Woodlands, Phase I, Section 1, of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Joan LaBue joins in with Grantor, the herein conveyance for the sole purpose of conveying any rights, title and interests she may have in and to the said property on marital or otherwise.

BEING the same premises which RICHTER DIAL BUILDERS, INC., by Deed dated 4-27-93 and recorded in Davidson County, Tennessee in Deed Book Volume 8930, Page 221 &c., granted and conveyed unto John Charles LaBue, Unmarried, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) John Charles LaBue (L.S.)
John Charles LaBue

_____(L.S.) Joan LaBue (L.S.)
Joan LaBue

STATE OF ~~TENNESSEE~~ IL. }
COUNTY OF Cook **}:ss**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **JOHN CHARLES LABUE, a Married Man**, the within named bargainor, 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 office, in Cook County, this 13th day of July 19 96

Dorothy Randle
Notary Public

My Commission expires 01/18/00

OFFICIAL SEAL
DOROTHY RANDLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/18/00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER RICHARD C. OROZCO
ADDRESS 1108 ELMSHADE COURT
NASHVILLE, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME
ADDRESS

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 187,500.00 ., Affiant .

Subscribed and sworn to before me this 7th day of August 1996.

Notary Public Denise C. Ellis
Comm Exp: 5/28/2000

EXHIBIT 'A'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 172-03-0-A, PARCEL 071.00, 1366.88).

2. All matters set forth on the Plan of record in Book 6900, page 498-499, Register's Office for Davidson County, Tennessee, which plan shows a 20-foot minimum building setback line from Elmshade Court; a 10-foot public utility and drainage easement along the southwest line of said lot; a 15-foot public utility and drainage easement along the northeast lot line; a 20-foot minimum building setback line from the southwestern lot line; 5-foot minimum building setback lines along the southeastern and northwestern lot lines.

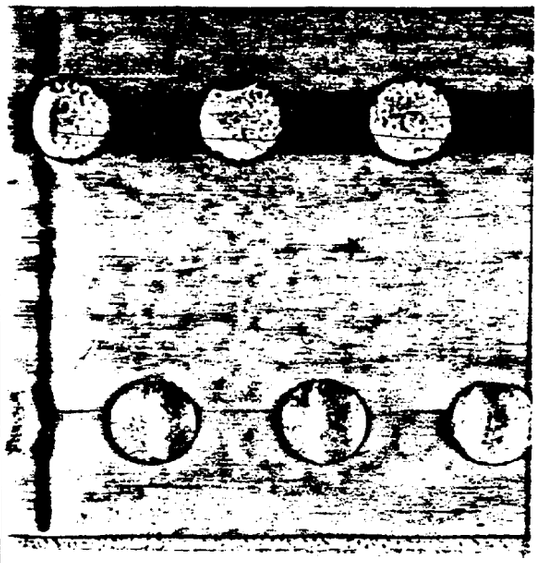
3. Declaration of Covenants, Conditions and Restrictions for The Woodlands, including but not limited to easements, assignments, special assessments, charges and liens, of record in Deed Book 7334, Page 109, and of record in Book 7408, page 250, as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, and Book 8634, page 224 and re-recorded in Book 8643, page 675, Register's Office for DAVIDSON County, Tennessee.

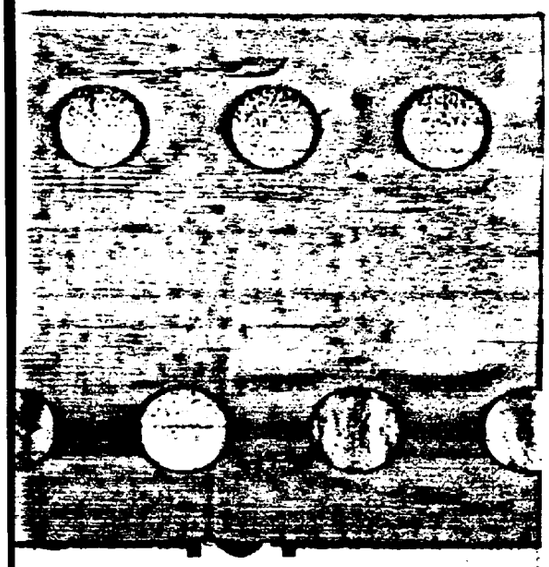
4. By-Laws of The Woodlands Homeowner's Association, Inc., of record in Book 7334, page 149, said Register's Office.

5. Storm Water Detention Easement, of record in Book 7336, page 3, said Register's Office.

6. The mortgage loan inspection of John Kohl & Co., P.C., dated April 26, 1993, shows that the Driveway encroaches the 15-foot public utility and drainage easement across the front of said lot.

0213114
IDENTIF. ↑ REFERENCE
96 AUG -9 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
5481 08/09 0101 03CHECK 706.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10152 PG. 78

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 187500.00
CON TX 693.75
PRFEE 1.00
WDEED 12.00
TOTAL 706.75
CHECK 706.75

08/09/96 01 11:20 0001 5481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02131114
IDENTIF. ↑ REFERENCE

96 AUG -9 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018080