BOOK 10163 PG 849

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **26th** day of **August, 1996** between **E. Darlene Kauffman, unmarried, and Audrey J. Kauffman, unmarried** , GRANTORs, and **Pedro V. Balcarce and Christine Balcarce, married**, as GRANTEEs.

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

A certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 121, Lake Town Park, Section B, as recorded in Book 7900, page 467, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to E. Darlene Kauffman by Quitclaim Deed from Kerry M. Kauffman of record in Book 10147, page 641, Register's Office for Davidson County, Tennessee. Also being the same property conveyed Kerry M. Kauffman and wife, E. Darlene Kauffman and Audrey J. Kauffman, unmarried by deed from Kenneth Victory d/b/a Kenneth Victory Construction of record in Book 9067, page 776, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 8829, page 725, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 7900, page 775, Register's Office for Davidson County, Tennessee.

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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

E. Darlene Kauffman,

Audrey J. Kauffman,

96 AUG 28 AM 9:34

DAVIDSON COUNTY, TN

1577 08/29 0:01 33CHECK 466.30

0218885 IDENTIF. + REFERENCE

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. Darlene Kauffman and Audrey J. Kauffman, the bargainors, with whom I am personally acquainted (or proved to be 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 this26th day of August, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and sworn before me this 26th day of August, 1996

NOTARY PUBLIC

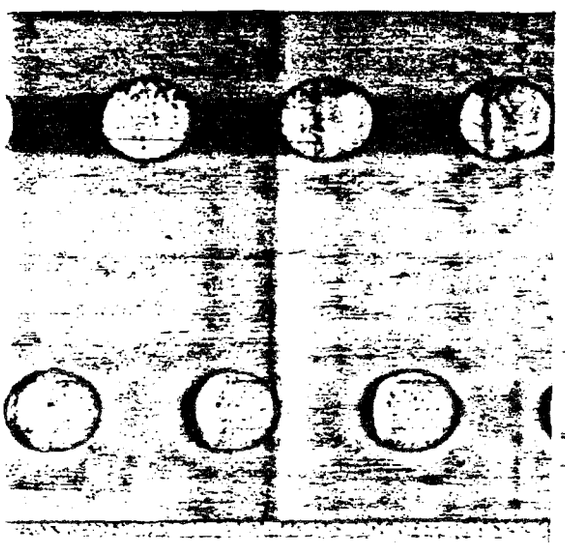
MY COMMISSION EXPIRES: 5/23/98

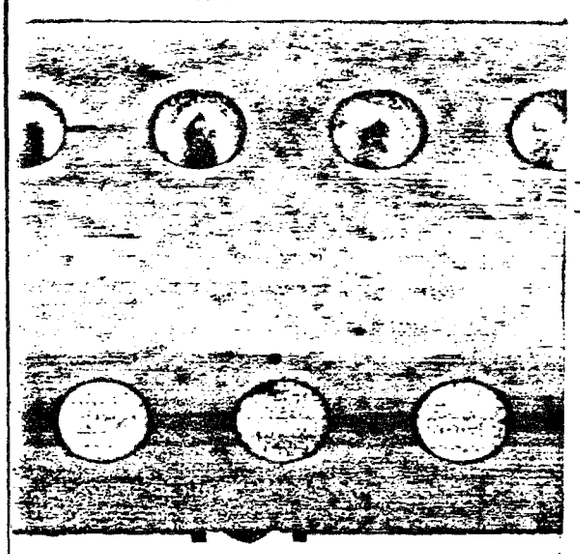
Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Pedro V. Balcarce
1617 Maple Timber Court
Antioch, Tennessee 37013

Send Tax Bills To:
NEW OWNER

Map & Parcel No.
Map 150 Group 11 Parcel 345





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10169 PG 851

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	129000.00
			CON TX	477.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	486.30
			CHECK	486.30
08/28/96	01		09:38 0001	1657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02188885
IDENTIF. ▲ REFERENCE

95 AUG 28 AM 9:34

REGISTER
DAVIDSON COUNTY, TN.

No. 1024193