WARRANTY DEED

BOOK 10514 PG 869

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Carlos Lara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: 11/3/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Lara (NAME)	Norwest Mortgage Inc. (NAME)	MAP 148-8
4523 Artelia Drive (ADDRESS)	P.O. Box 5137 (ADDRESS)	PARCEL 22
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	

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 Mary Evelyn Rye, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Lara and Isabel Perez, both unmarried ~~as tenants in common~~ With Rights of survivorship

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. 20 on the Plan of Oakwood Terrace Section 1 of record in Plat Book 4460, pages 54 and 55, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Evelyn Rye, an unmarried person, by deed from The Secretary of Veterans Affairs, of record in Book 8321, page 125, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 4559, page 72, Register's Office for Davidson County, Tennessee.

Plan of record in Book 4460, pages 54 and 55 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

A 20 foot easement for public utility sewer and drainage easement with an 8" sewer running therein which runs across portion of said lot.

A 7.5 foot public utility sewer and drainage easement with an 8" sewer line

CONTINUED

unimproved ( )
This is improved (X) property, known as 4523 Artelia Drive, Antioch, Tennessee 37013
(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 my hand this 27th day of June 19 97

Mary Evelyn Rye
Mary Evelyn Rye

BOOK 1051 PG 870

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Evelyn Rye, a single person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 19 97.

Commission expires 11/30/97

Notary Public

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

0322256

IDENTIF. & REFERENCE

97 JUL -2 AM 11:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

running therein which runs along a portion of the northerly line.

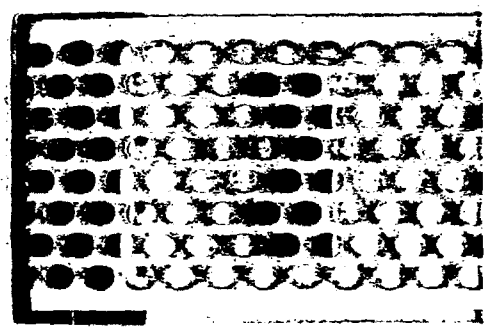
Easement for a common use gravel 7.5 feet in width along the northerly margin of Lot No. 20 of record in Book 5070, page 229, said Register's Office.

An encroachment of outdoor shed and patio on public utility, sewer and drainage easement as per survey of John B. Kohl, dated February 26, 1987.

Violation of minimum building setback line by extension of front porch beyond setback line, as per survey by John B. Kohl, dated February 26, 1987.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable

0053 07/02 0101 03CHECK 355.25



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

RECEIVED OF _____

FOR _____

BOOK 10514 PG 872

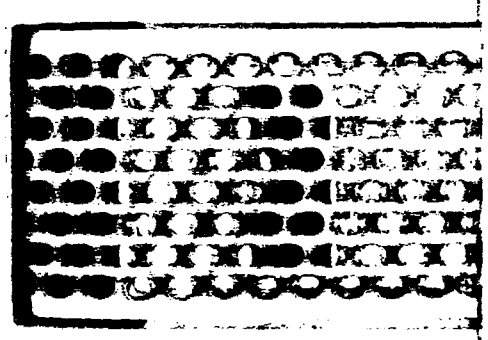
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	92500.00
CON TX	342.25
PRFEE	1.00
WDEED	12.00
TOTAL	355.25
CHECK	355.25

07/02/97 01 11:17 0001 0053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322256
IDENTIF. # REFERENCE

97 JUL -2 AM 11:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1169834