BOOK 10764 PG 567

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Angelene Soto
Affiant

Subscribed and sworn to before me, this 21st day of January, 1998.

Samuel F Anderson
Notary Public

My commission expires 3/24/98

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeronimo Benito Soto and wife, Angelene Soto	Same	Map Parcel
61 Jay Street		119-6
Nashville, TN 37210		217

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Joel G. Holt and wife, Nancy Jean Holt, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Jeronimo Benito Soto and wife, Angelene Soto, hereinafter called the Grantees their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot no. 110 on the Plan of Sterling Heights, Section 3 as of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee to which plan reference is made for more complete description.

Being the same property conveyed to Joel G. Holt and wife, Nancy Jean Holt by warranty deed from Rossbacher Capshaw of record in Book 5492, page 799, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 1998, and subsequent years, which are due and payable. 2) All matters shown on plat recorded in Book 1424, Page 113. 3) Easement (s) for Sanitary Sewer as set forth in instrument recorded in Book 4164, Page 950.

This property is improved property known as: 61 Jay Street, Nashville, TN.

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. Grantors covenant with Grantees that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

PICK-UP

98 JAN 22 AM 8:28
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE
113922230

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 16th day of January, 1998.

Joel G. Holt

Nancy Jean Holt

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 Joel G. Holt and wife, Nancy Jean Holt, 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 Nashville, Tennessee, this 16th day of January, 1998.

Notary Public

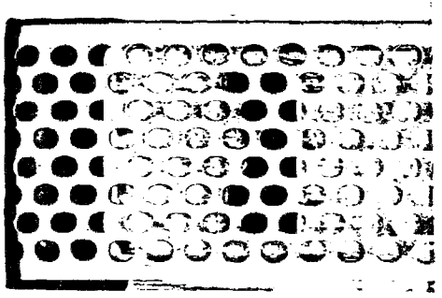
My Commission expires: 3/24/01

4331 01/22 0101 03CHECK 268.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10764 PG 569

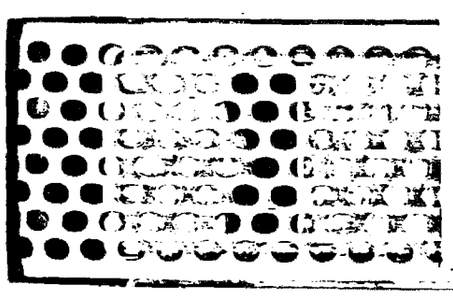
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

01/22/98 01 08:34 0001 4331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0392230
IDENTIF. & REFERENCE

98 JAN 22 AM 8:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244950