BOOK 10784 PG 883

This instrument prepared by:
Nancy King Crawford
Attorney at Law
1929 21st Avenue South
Nashville, Tennessee 37212
615-292-2331

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.

Affiant

Subscribed and sworn to before me on this 15th day of January, 1998.

Notary Public

My commission expires: 7-26-98

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Richard M. Bobbo	Regions Bank	43-07-70
117 Riverwood Drive	323 W. Main Street	
Hendersonville, TN 37075	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Pedro J. Perales, Sr. and wife, Betty M. Perales, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Richard M. Bobbo, hereinafter called the GRANTEE, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

BEING a parcel of land in the _____ Civil District of Davidson County: Land in Davidson County, Tennessee, being a portion of Lot No. 32 on the Plan of Archwood Acres Subdivision, Section 2, as of record in Plat Book 2331, Page 12, Register's Office for Davidson County, Tennessee, described according to a survey made by Gaffron & Jeffers and dated October 18, 1979, as follows:

Beginning at a point in the southerly margin of Anderson Lane said point being at the common corner of Lot Number 33; thence, in a westerly direction 153.83 feet to a point; thence around a curve 48.98 feet to a point; thence, in a southerly direction 166.17 feet to a point said point being at the common corner of Lot Number 31; thence in an easterly direction 198.00 feet to a point; thence in a northerly direction 206.88 feet to the point of beginning.

Being the same property conveyed to Pedro J. Perales, Sr. by Deed from Thomas M. Johnson and wife, Monta R. Johnson, record in Deed Book 5542, Page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. 1998 taxes, a lien, but not yet due and payable, which have been prorated and assumed by GRANTEE as of the date of closing.
2. Matters shown on the plan of record in Book 2331, Page 12, said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever; and GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Betty M. Perales joins in the execution of this document to convey any and all marital right which she may have in the subject property.

WITNESS our hands this 15th day of January, 1998.

Pedro J. Perales, Sr.

AND

Betty M. Perales

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 Pedro J. Perales Sr. and Betty M Perales, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 this 15th day of January, 1998.

Mary King Crawford
Notary Public

My commission expires: July 26, 1998

NOTARY PUBLIC AT LARGE DAVIDSON CO TN

MAIL FNV.

0392295
IDENTIF. # REFERENCE

98 JAN 22 AM 9:11

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

4399 01/22 0101 03CHECK 323.50

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

RECEIVED OF _____

FOR _____

BOOK 10764 PG 885

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
TOTAL	323.50
CHECK	323.50

01/22/98 01 09:17 0001 4399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392295
IDENTIF. # REFERENCE

98 JAN 22 AM 9:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1245017