Record 1st

prepared by +

RETURN TO:
TRANSCONTINENTAL TITLE CO.
25 CENTURY BLVD., #306
NASHVILLE, TN 37214
TN1 E0786

63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $~~38,000.00~~ $38,500.00

Subscribed and sworn to before me, this the 27th day of February, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires:

Esteban Miranda
Affiant

Notary Public

My Commission Expires MAR. 25, 1999

WARRANTY DEED

BOOK 10854 PG 772

Address of New Owner & Send tax bills to:	Prepared By:
104 Lewis Street Nashville, TN 37210	TransContinental Title Company 25 Century Blvd, #306 Nashville, TN 37214

map & parcel no. 93-16-149

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James A. Terrell

HEREINAFTER CALLED GRANTOR(S), HAVE CONVEYED AND QUIT CLAIMED, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Esteban Miranda, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 150 ON THE PLAN OF MAURY AND CLAIBORNE PLAN, OF RECORD IN BOOK 21, PAGE 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. TERRELL, BY DEED RECORDED IN BOOK 7383, PAGE 768, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

0897 03/26 0101 03CHECK 151.45

PROPERTY ADDRESS: 104 LEWIS STREET, NASHVILLE, TN 37210

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my HAND on THIS 27th DAY OF February, 1998.

WITNESS

JAMES A. TERRELL

WITNESS

BOOK 10854 PG 773

State of Tennessee
County of Davidson

On this 27th day of March, 1998, before me personally appeared JAMES A. TERRELL to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25, 1999

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 1998, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal,
My Commission expires:

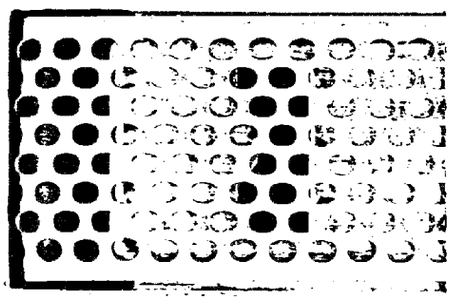
_____

Notary Public

WARRANTY DEED

98 MAR 26 AM 9:22
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
04 16923



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

RECEIVED OF _____

FOR _____

BOOK 10854 PG 774

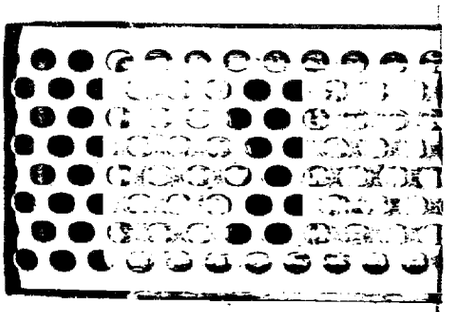
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38500.00
CON TX 142.45
PRFEE 1.00
WDEED 8.00
TOTAL 151.45
CHECK 151.45

03/26/98 01 09:22 0001 0897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0416923
IDENTIF. ↑ REFERENCE

98 MAR 26 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271189