File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10858 PG 872

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste.110
Nashville, Tennessee 37215

#15314

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NEAL E. STRICKLAND	FIRST REPUBLIC MORTGAGE	104-1
3701 Sentinel Drive (NAME)	3212 West End Avenue, Ste. 500 (NAME)	126
Nashville, Tennessee 37209 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (STREET ADDRESS) (CITY) (STATE) (ZIP)	11W84700

FOR AND IN 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, EDWIN RIVERA, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEAL E. STRICKLAND AND KEITH ATHOW AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 47 on the Plan of Second Revised Valley View Subdivision, as of record in Plat Book 2331, page 113, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin Rivera, married by deed from Raymond M. Curtis and wife Anna C. Curtis of record in Book 9126, page 385, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 2446, page 146; (3) Easements of record in Book 5428, page 973; and (4) All matters appearing on the Plan of record in Plat Book 2331, page 113, said Register's Office.

This is not now nor has it ever been the marital residence of the Grantor.

0418079
IDENTIF. ↑ REFERENCE

98 MAR 30 AM 10:02
FELIX A. NILSON III REGISTER
DAVIDSON COUNTY, TN.

2132 03/30 0101 03CHECK 286.50

unimproved ( )
This is improved (XX property, known as 3701 Sentinel Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of March, 19 98.

EDWIN RIVERA
BY:PAULA HOSKINS, ATTORNEY-IN-FACT

BOOK 10858 PG 873

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA HOSKINS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said EDWIN RIVERA and is authorized by the said EDWIN RIVERA to execute this instrument on his behalf.

Witness my hand, at Office, this 24th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Neal E. Strickland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 1998

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM EDWIN RIVERA, UNMARRIED

TO NEAL E. STRICKLAND AND KEITH ATHOW

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____ BOOK 10858 PG 874

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

03/30/98 01 10:02 0001 2132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0418079
IDENTIF. ↑ REFERENCE

98 MAR 30 AM 10:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272406