File Box 8

BOOK 10928 PG 354

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39557
Dav. Co. File: Box 8

MAIL ENV.

98 MAY 12 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
043 7035

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Juan A. Cruz Maria A. Peña 4913Oak Barrel Drive Antioch, TN 37013	Same

TAX MAP-PARCEL NUMBERS: 149-02-126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 123,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marvin D. Richardson and spouse, Sally L. Richardson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Juan A. Cruz and spouse, Maria A. Peña,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Oakwood Subdivision, Phase Four of record in Plat Book 7900, Page 269, Register's Office for said County.

SAID Lot No. 2 fronts 45.31 feet on the northerly margin of Oak Barrel Drive and extends back 174.79 feet on the westerly line and 149.20 feet on the east line to a dead line in the rear, measuring 45.00 feet thereon.

BEING the same property conveyed to Marvin D. Richardson and spouse, Sally L. Richardson by deed from Donald J. Smith and spouse, Kim C. Smith of record in Book 10031, Page 504, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17, Book 8323, Page 410, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 4913 Oak Barrel Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~25th~~ 23rd day of February, 1998.

Marvin D. Richardson

Sally L. Richardson

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State of ~~Tennessee~~ Illinois
County of ~~Davidson~~ Hancock

On this ~~25th~~ 23rd day of February, 1998, before me the undersigned authority, personally appeared **Marvin D. Richardson** and **Sally L. Richardson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

"OFFICIAL SEAL"
DEBRA S. FAULKNER
Notary Public, State of Illinois
My Commission Expires 2-19-2001

My Commission Expires: _____

Debra S. Faulkner
Notary Public

State of Tennessee
County of Davidson

6336 05/12 0101 03CHECK 464.10

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 123000.00

Sharon Jennings
Affiant

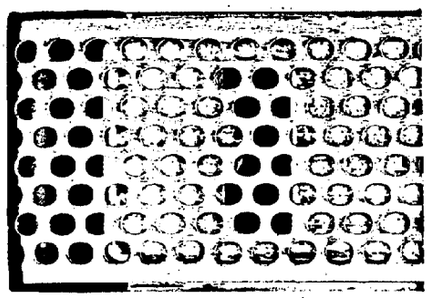
Sworn and subscribed before me on the 25th day of February, 1998.

Patsi B. Siegel
Notary Public

My Commission Expires: 6-13-98

NOTARY PUBLIC AT LARGE
My Commission Expires 6-13-98

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



RECEIVED OF _____

FOR _____

BOOK 10928 PG 356

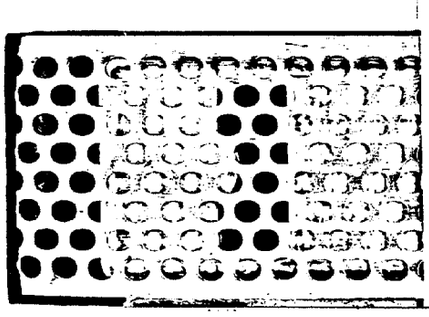
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
TOTAL 464.10
CHECK 464.10

05/12/98 01 14:31 0001 6336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0437035
IDENTIF. ↑ REFERENCE

98 MAY 12 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292357