WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,400

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Arriola (NAME)	Chase Manhattan Mortgage Corp (NAME)	MAP 173-1
504 Maxine Drive (ADDRESS)	P. O. Box 4025 (ADDRESS)	PARCEL 192
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Regina C. Hendrixson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Arriola and wife, Joyce Arriola

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 18-A, Zone Lot Division, Lots Nos. 17 and 18, Monte Carlo, Section 4, as of record in Plan Book 5200, page 778, amending Plan Book 5800, page 242, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Regina C. Hendrixson by deed from M. Van Stanley, Jr., and wife, Mary Stanley, of record in Book 7459, page 727, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6253, page 882, Register's Office for Davidson County, Tennessee.

Plan of record in Book 5200, page 778 and amended in Book 5800, page 242 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

CONTINUED

unimproved ( )
This is improved (X) property, known as 504 Maxine Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 24th day of JUNE 19 98

Regina C. Hendrixson

BOOK 10999 PAGE 309

Florida

STATE OF ~~TENNESSEE~~

COUNTY OF ~~WILLIAMSON~~ Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina C. Hendrixson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Franklin~~ Pensacola, FL Florida, ~~Tennessee~~ this 24 day of June 19 98

Commission expires 12-21-99

Rosmund Compton
Notary Public

ROSMUND COMPTON
COMMISSION # CC 51[illegible]
EXPIRES DEC 21, 19[illegible]
BONDED THRU
ATLANTIC BONDING CO., INC.

NOTARY PUBLIC STATE OF FLORIDA

D. R. BARRETT, JR.
NOTARY PUBLIC AT LAHGE
WILLIAMSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

7766 06/30 0101 03CHECK 151.00

LEGAL DESCRIPTION CONTINUATION

Deed of Trust from Regina C. Hendrixson in favor of Troly & Nichols, Inc. of record in Book 7459, page 730, Register's Office for Davidson County, Tennessee.

MAIL ENV.

IDENTIF. # REFERENCE

0457046

98 JUN 30 PM 2:18

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10999 PAGE 310

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 38400.00
CON TX 142.08
PRFEE 1.00
WDEED 8.00
TOTAL 151.08
CHECK 151.08
06/30/98 01 14:18 0001 7766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457046
IDENTIF. ↑ REFERENCE

98 JUN 30 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313557