BOOK 11003 PAGE 652

WARRANTY DEED

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Rebecca M. Suarez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca M. Suarez (NAME)	The Farmers Bank - Mortgage (NAME)	63-16B-32CO
1661 Aaronwood Drive (ADDRESS)	P. O. Box 657 (ADDRESS)	4D 92813
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	White House, Tennessee 37188 (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, Christopher L. Zumbro and ~~wife~~ Melany F. Zumbro, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca M. Suarez and husband, Aron C. Balais

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:

BEING Lot No. 123 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher L. Zumbro and wife, Melany F. Zumbro by deed from Fox Ridge Homes, Inc. of record in Book 9735, page 394, Register's Office, Davidson County, Tennessee. The said Christopher L. Zumbro and *

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, page 852, Book 7431, page 204, Book 7451, page 729, Book 8181, page 112 and Book 8336, page 393, said Register's Office.

Subject to Easements of record in Book 2247, page 75, Book 7460, page 930, Book 7489, page 515, Book 8007, page 235, Book 8739, page 991 and Book 8657, page 179, said Register's Office.

Subject to Flood Plain Easements of record in Book 8207, page 276 and Book 8951, page 797, said Register's Office.

* Melany F. Zumbro having since divorced.

IDENTIFICATION REFERENCE 04581166

98 JUL -2 AM 10:54

PEGGY ANDERSON REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1661 Aaronwood Drive, Old Hickory, TN 37138
(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 our hand s this 30th day of June, 19 98

Christopher L. Zumbro

Melany F. Zumbro

F O

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Zumbro and wife, Melany F. Zumbro

the bargainor s, with whom I am personally acquainted or proved to me on 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 Goodlettsville, Tennessee, this 30th day of June, 19 98.

Commission expires _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires SEPT. 23, 2000

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

3963 07/02 0101 03CHECK 408.00

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

RECEIVED OF _____

FOR _____

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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
	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	8.00
TOTAL	408.60
CHECK	408.60

07/02/98 01 10:54 0001 8963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458166
IDENTIF. & REFERENCE

98 JUL -2 AM 10:54

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

No. 1314736