21

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jose Garcia	GMAC Mortgage Corp.	
Yael Vasquez	100 Witmer Road	Map 133-12
420 Tampa Drive	P.O. Box 963	Parcel 103
Nashville, TN 37211	Horsham, PA 19044	

This instrument prepared by: Joseph V. Ferrelli, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Ronald G. DeBracy, a widower (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Jose Garcia, a single person and Yael Vasquez, a single person (Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 57 on the Plan of Windson Park of record in Plat Book 3600 at page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 57 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 233.26 feet on the northerly line and 231.07 feet on the southerly line to a broken line in the rear, measuring 68.05 feet thereon.

Being the same property conveyed to Ronald G. DeBracy and wife, Judith Anne DeBracy by Warranty Deed from Wayne C. Ransom and wife, Tammy V. Ransom of record in Book 9335, page 687, said Register's Office for Davidson County, Tennessee. Judith Anne DeBracy died on August 26, 1997 and title is vested solely in Ronald G. DeBracy.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 420 Tampa Drive, Nashville, Tennessee, 37211.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

[The actual consideration or value, whichever is greater for
[this transfer is $83,000.00.

Jose Garcia
Affiant

[Subscribed and sworn to before me this
[15th day of July, 1998.

Notary Public

[My Commission Expires 9/23/2000

98 JUL 20 PM 3:35
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
046455

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of July, 1998.

Ronald G. DeBracy

Ronald G. DeBracy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald G. DeBracy**, 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 Nashville, Tennessee, this 15th day of July, 1998.

Joyce K. Farrell

NOTARY PUBLIC

My Commission Expires: 9/23/2001

5787 07/20 01:01 03CHECK 318.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11027 PAGE 406

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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 318.10
CHECK 318.10

07/20/98 01 15:37 0001 5787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUL 20 PM 3:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

046455 I

IDENTIF. ▲ REFERENCE

No. 1321463