FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE BOOK 11043 PAGE 1
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Juan Antonio Reina (NAME) | Mortgage Resources, Inc. (NAME) | MAP 149-11-A |
| 1112 Rural Hill Road (ADDRESS) | 404 BNA Dr., Suite 400, Bldg.200 (ADDRESS) | PARCEL 4 CO |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (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, Darshan Kaur, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Antonio Reina and wife, Aura L. Reina

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. 4, on the Plan of Rice Hill, Phase 1, of record in Book 6250, Page 858, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Darshan Kaur, unmarried by deed from Kenneth M. Parkinson and wife, Teresa E. Parkinson, of record in Book 8104, Page 37, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 6812, Page 48; Book 6812, Page 55; and Book 6680, Page 545, Register's Office for said County.

98 JUL 30 PM 2:26
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 046881O

unimproved ( )
This is improved ( X ) property, known as 1112 Rural Hill Road, Antioch, TN 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 27th day of July 19 98

Darshan Kaur
Darshan Kaur

FILE BOX 45

BOOK 11043 PAGE 2

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 Darshan Kaur, unmarried

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 27th day of July, 1998.

Commission expires January 20, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

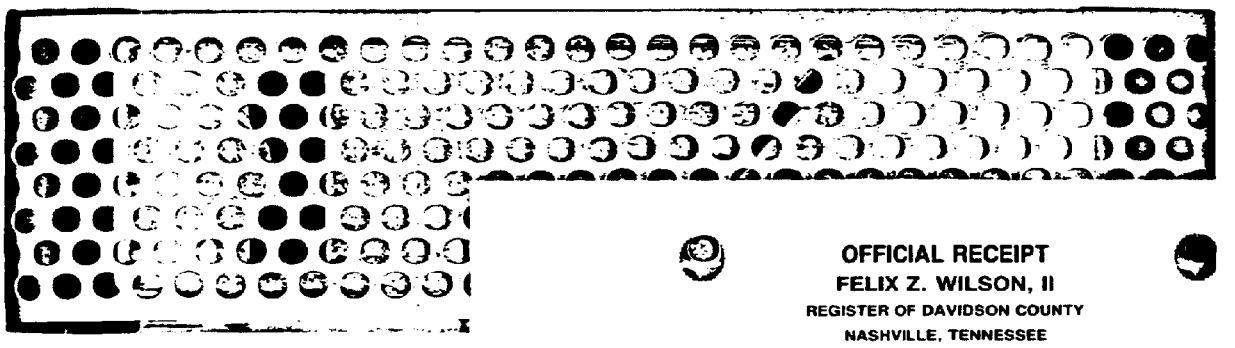
Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ 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

0378 07/30 0101 03CHECK 309-96



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11043 PAGE 3

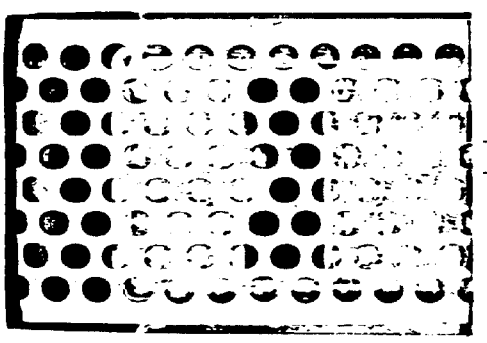
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 80800.00
CON TX 298.96
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 309.96
CHECK 309.96

07/30/98 01 14:28 0001 0378

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0468810
IDENTIF. # REFERENCE

98 JUL 30 PM 2:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1325999