BOOK 11130 PAGE 424

BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $112000.00.

Affiant

Sworn to and subscribed before me this 28 day of Sept, 1998.

NOTARY PUBLIC

My Commission Expires: 7-27-2001

98 SEP 29 AM 8:12

REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

04931195

ADDRESS - NEW OWNER
Gregorio Leon, etux
1008 Regents Park Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 149-2A
Parcel 36

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kay** BRIEN **~~Brian~~, formerly Kay L. Carlson**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Gregorio Leon and wife, Victoria Leon**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Phase I, Picadilly Square, of record in 5200, page 721, 722, and 723, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and definite description.

Being the same property conveyed to Kay L. Carlson, unmarried, by deed from M. C. R., Inc., of record in Book 7166, page 236, said Register's Office, the said Kay L. Carlson now known as Kay L. ~~Brian~~. BRIEN

The above-described property is not the place of usual residence of Grantor, herein.

This is improved property known as 1008 Regents Park Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does

covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 September, 1998.

klb Kay L. Brien
Kay L. ~~Brian~~ BRIEN

State of Arizona)
County of Maricopa)

klb Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Kay L. ~~Brian~~** BRIEN, the Bargainer, 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 this 24th day of September, 1998.

OFFICIAL SEAL
JANICE A. WALTERS
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires June 14, 2002

Janice A. Walters
NOTARY PUBLIC

My Commission Expires: _____

6468 09/29 0101 03CHECK 425.40

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 112000.00
				CON TX 414.40
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 425.40
				CHECK 425.40
			09/29/98 01	08:13 0001 6468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493195
IDENTIFICATION REFERENCE

98 SEP 29 AM 8:

DAVIDSON COUNTY, TN

No. 1351780