3'

WARRANTY DEED

BOOK 11152 PAGE 409

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Margarita Corona
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
~~29th~~ DAY OF September 19 98

OFFICIAL SEAL
DELAINA D. DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires

Delaina D Davis
Notary Public

MY COMMISSION EXPIRES: ~~February 27, 2001~~ 5-11-00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margarita Corona (NAME)	same (NAME)	MAP 148.00
4801 Payne Road (ADDRESS)	(ADDRESS)	PARCEL 120.01
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(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, Patricia Anne Moss

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margarita Corona

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:

Tract No. 1
Land in the Second Civil District of Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4 and 5 on the Map of A. P. Grinstead, deceased, Subdivision of the Antioch Tract, as of record in Book 112, Pages 506 and 529, and Book 146, Page 438, and Book 3678, Page 203, Register's Office for said County, described as follows:

Beginning at an intersection of the southerly line of Reeves Road and a line 40 feet northeast of and parallel with the center line of Louisville and Nashville Railroad Company's main tract, measured on a line at right angles therewith; thence in a southeasterly direction parallel with said center line, 865 feet, more or less, to a point; thence north 37° 30' east with the southeast boundary of a conveyance of February 1, 1888, from A. J. Raper to the Nashville, Chattanooga, & St. Louis Railway, recorded in Book 112, Page 504, Davidson County records, 234.3 feet to a point; thence north 38° west with the northeast lines of conveyances recorded in Book 172, Page 543, Book 147, page 127, Book 146, page 437 and said Book 112, page 504, 628.8 feet more or less, to a point in said line of Reeves Road; thence south 89° west with said line of Road, 304.2 feet to the point of beginning, containing 4.13 acres, more or less.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4801 Payne Road, 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 29th day of September 19 98

Patricia Anne Moss by Claudia H. Beacham attorney-in-fact
Patricia Anne Moss

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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

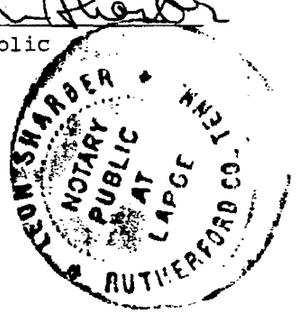
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Claudia H. Beacham , to me known to be the person who executed the foregoing instrument in behalf of Patricia Anne Moss , and acknowledged that she executed the same as the free act and deed of said Patricia Anne Moss.

Witness my hand and seal, this 29th day of September, 1998.

My Commission expires: 2-27-01

Notary Public



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LEGAL DESCRIPTION CONTINUATION

For source of title reference is made to Book 5707, Page 64, and Book 865, Page 701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Patsy M. Lutz is one and the same person as Patricia Anne Moss.

0498716
IDENTIFICATION REFERENCE
98 OCT 12 AM 10:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
2303 10/12 0101 03CHECK 172.

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

RECEIVED OF _____

FOR _____

BOOK 11152 PAGE 412

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 172.25
CHECK 172.25

10/12/98 01 10:31 0001 2303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498716
IDENTIF. ↑ REFERENCE

98 OCT 12 AM 10:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357547