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BOOK 11210 PAGE 381

WARRANTY DEED

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF November 1998

Notary Public

MY COMMISSION EXPIRES: ~~July 24, 1999~~ 5-5-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER C. WARD (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 116-08-0-F
149 Prospect Hill (ADDRESS)	1100 CORPORATE CENTER DR./NC4777 (ADDRESS)	PARCEL 149CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	RALEIGH, NC 27607-5066 (CITY) (STATE) (ZIP)	F.B.#: 07DA-74929

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, REUBEN A. BUENO AND WIFE, OFELIA R.. BUENO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER C. WARD AND WIFE, VICTORIA M. WARD

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:

LAND in Davidson County, Tennessee, being Lot No. 149 on the Revised Plan of Sugartree, Phase III, of record in Book 5050, Pages 67-71, Register's Office for said County, as amended in Book 5162, Pag 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Sugartree of record in Book 4857, Page 157, amended in Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138 and Book 5691, Page 61, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

98 NOV 18 PM 1:45
HILL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ▲ REFERENCE 05142 12

unimproved ( )
This is improved (X) property, known as 149 Prospect Hill, Nashville, TN 37205
(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 16th day of November 1998

REUBEN A. BUENO
By: Reuben A. Bueno by Ofelia R. Bueno
OFELIA R. BUENO, ATTORNEY-IN-FACT

Ofelia R. Bueno
OFELIA R. BUENO

DCTN01WC

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 OFELIA R. BUENO

the bargainor S 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 Brentwood, Tennessee, this 16th day of November 19 98.

Commission expires July 24, 1999

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of November, 1998, before me personally appeared OFELIA R. BUENO, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of REUBEN A. BUENO, and acknowledged that she executed the same as the free act and deed of the said REUBEN A. BUENO.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

8777 11/18 0101 03CHECK 2231.00

DCTN01WC

[redacted]

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

BOOK 11210 PAGE 383

RECEIVED OF _____

FOR _____

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	600000.00
CON TX	2220.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2231.00
CHECK	2231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/18/98 13:44:2001 8777

05142 12
IDENTIF. ↑ REFERENCE

98 NOV 18 PM 1:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373846