BOOK 11231 PAGE 436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 98

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

Notary Public

MY COMMISSION EXPIRES 5-11-02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar M. Flores (NAME)	Right Mortgage Company (NAME)	MAP 149-13
743 Reeves Road (ADDRESS)	325 West Main St., Ste. 200 (ADDRESS)	PARCEL 19
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Randy R. Gipson and wife, Sherry L. Gipson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar M. Flores and wife, Rosa N. Flores

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. 196 on the Plan of Debra Heights, Section II, of record in Book 3700, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randy R. Gipson and wife, Sherry L. Gipson by deed from Scot O. Merry and wife, Beth S. Merry of record in Book 9278, page 997, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3949, page 404, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

4471 12/02 0101 03CHECK 356.95

unimproved ( )
This is improved (X) property, known as 743 Reeves 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 our hand s this 30th day of November 19 98

Randy R. Gipson
Randy R. Gipson

Sherry L. Gipson
Sherry L. Gipson

MAIL ENV.

98 DEC -2 PM 2:09
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

05 19577

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 Randy R. Gipson and wife, Sherry L. Gipson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November 19 98.

Commission expires 5-11-02

Delaina D. Davis
Notary Public

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

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11231 PAGE 438

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 93500.00
				CON TX 345.95
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 356.95
				CHECK 356.95
			12/02/98 01	14:11 0001 4471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

051957.7
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 2:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379494