BOOK 11246 PAGE 240

Prepared by: John G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, TN., 37214, Sup. Ct. # 2343

Box 1

WARRANTY DEED

FROM: HEIRS AT LAW OF WILSON WILLIAM GRANT
TO: JOSE SOTOMAYOR AND WIFE JUANA RODRIGUEZ

NEW OWNER JOSE SOTOMAYOR AND WIFE JUANA RODRIGUEZ
ADDRESS: 4917 HOPEDALE DRIVE, NASHVILLE, TN 37211

SEND TAX BILLS TO: owner
ADDRESS

MAP & PARCEL NUMBER 147-8-12

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Jose Sotomayor
Affiant

Sworn to and subscribed before me on

Victor Hazelwood
Notary Public

My Commission Expires: 5/26/2002

Affix Seal

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Seventy Eight Thousand ($78,000.00) Dollars, cash paid to Grantors by Grantees, Grantors, have this day bargained & sold, and do hereby transfer & convey unto Grantees, Jose Sotomayor and wife Juana Rodriguez, their heirs and assigns, certain real estate in Davidson County Tennessee

Being Lot 18 on the plan of Beverly Heights, Section 1 as of record in Book 2331, page 26 Registers office for Davidson County Tennessee,

Said Lot 18 fronts 100 feet on the Westerly side of Hopedale Drive and extends back 310.8 feet on the northerly line and 291.9 feet on the southerly line to a dead line, which is a broken line, measuring 47.8 feet thereon; and,

Being the same real property conveyed to Wilson W. Grant and wife Betty R. Grant by warranty deed from John R. Lee and wife Mary G. Lee of record in Book 2742 page 583, RODC, Betty R. Grant having since died followed by Wilson W. Grant, who had not remarried and is survived by heirs at law Sondra S. Cash and Larry Allen Grant who are the only two children of Wilson W. Grant who is one and the same person as Wilson William Grant. Reference Docket # 98-1352 Davidson County Probate Court.

8528 12/10 0101 03CHECK 299.60

This is improved property, known as: 4917 Hopedale Drive, Nashville TN 37211

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate, in fee simple, that we have good right to convey it and that the same is unencumbered, except for taxes to be paid by the closing agent, matters shown on the plat of record (including but not limited to a 30ft minimum building setback line from Hopedale Drive and a 10 ft public utility & drainage easement across the rear) and to restrictive covenants of record in book 2401 page 391(as amended in book 2602 page 366, RODC

Grantors further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we, the said grantors have hereby set our hands on

Sondra S. Cash

Larry Allen Grant

98 DEC 10 AM 10:39
BILLY C. BARNETT REGISTER
DAVIDSON COUNTY, TN.

0523376
IDENTIF. & REFERENCE

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the above named Sondra S. Cash and Larry Allen Grant, with whom I am personally acquainted or who satisfactorily identified themselves to me, and did swear and subscribe the same; and did acknowledge that they, as the sole heirs at law of the deceased intestate, Wilson William Grant, had executed the same as their own free act and deed and for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee on 12/10/98

My Commission Expires: 5/26/2002

Victor Hazelwood
Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 299.60
CHECK 299.60

12/10/98 01 10:40 0001 8528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0523376
IDENTIF. ↑ REFERENCE

98 DEC 10 AM 10:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383507