TNT a Prepared By

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

BOOK 11248 PAGE 727

03

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me this 2nd day of December, 1998.

My commission expires

Notary Public

NATHAN H. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires 9/25/2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1404 SEVIER COURT NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 94-1-0317.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

RONNIE S. KELLEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

LARRY FRANCO AND RICARDO LOPEZ

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE MAP OF SHELBY VILLAGE #2, AS OF RECORD IN BOOK 1835, PAGE 48, REGISTERS OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO RONNIE S. KELLEY BY WARRANTY DEED FROM EUNICE JEWELL GORRELL DATED JULY 31, 1998 AND RECORDED AUGUST 5, 1998 IN BOOK 11053, PAGE 273, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RSK

Property Address: 1404 SEVIER COURT, NASHVILLE, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 DEC 11 AM 10:10
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0524059

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 2nd day of December, 1998.

Ronnie S. Kelley _____

_____ _____

9232 12/11 0101 03CHECK 270.00

State of Tennessee
County of Davidson

On this 2nd day of December, 1998, before me personally appeared Ronnie S. Kelley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires

NATHAN H. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires 9/25/2002

_____
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11248 PAGE 729

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

0524059
IDENTIF. & REFERENCE

98 DEC 11 AM 10:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

12/11/98 01 10:12 0001 9232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1398707