PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11253 PAGE 559

W & I Ref: (gj) Title No: 40579
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel E. Cortez Jennifer C. Cortez 717 Branch Creek Road Nashville, Tennessee 37209	Nashville Bank of Commerce 221 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 103-10-011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 163,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard J. Connor, Jr. and spouse, Kerry D. Connor,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel E. Cortez and spouse, Jennifer C. Cortez,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Brookside Courts - Addition No. 3 of record in Plat Book 1835, page 107, Register's Office for said County.

SAID Lot No. 31 fronts 73.92 feet on the northwesterly margin of Branch Creek Road and extends back 160 feet on the northeasterly line and 156.9 feet on the southwesterly line to a dead line in the rear, measuring 55 feet thereon. Together with as an appurtenance thereto that certain easement for ingress and egress purposes of record in Book 5168, page 596, said Register's Office.

BEING the same property conveyed to Richard J. Connor, Jr. and spouse, Kerry D. Connor by deed from Walter E. Stokes, IV, a single person, of record in Book 9605, page 328, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from Branch Creek Road and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 10 foot easement for sewer purposes across the center portion of said lot, together with an 8 inch sewer line and manhole cover lying therein; Subject to a deed of easement for ingress and egress purposes across both front corners of said lot, of record in Book 5168, page 596, said Register's Office.

This is improved property, known as: 717 Branch Creek Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 1998.

Richard J. Connor, Jr.

Kerry D. Connor

State of Tennessee
County of Davidson

On this 14th day of December, 1998, before me the undersigned authority, personally appeared **Richard J. Connor, Jr.** and **Kerry D. Connor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163000.00

Daniel E. Cortez
Affiant

Sworn and subscribed before me on the 14th day of December, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 5-28-2000

0986 12/15 0101 03CHECK 614.10

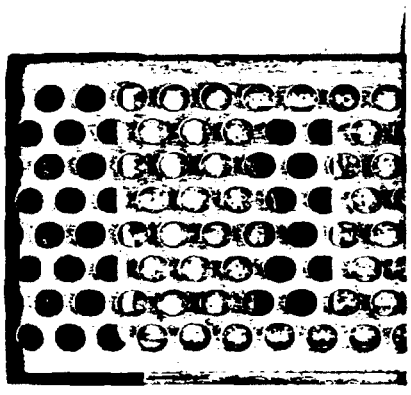
98 DEC 15 PM 1:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0525690

IDENTIF. ↑ REFERENCE

Widoc: Deed Wty—12/92



OFFICIAL RECEIPT

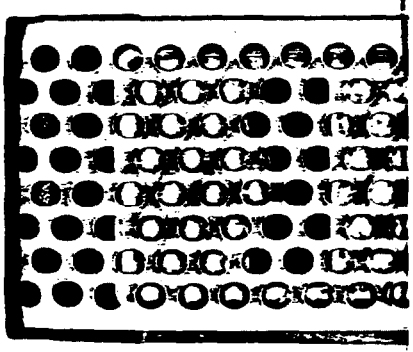
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11253 PAGE 561

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



0525690
IDENTIF. ↑ REFERENCE

98 DEC 15 PM 1:49
BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

			CAMT	163000.00
			CON TX	603.10
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	614.10
			CHECK	614.10
12/15/98	01	13:49	0001	0986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400446