WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES: 9/23/2002
(AFFIX SEAL)

My Commission Expires September 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Alvarado (NAME)	North American Mortgage Company (NAME)	148-12 229.00
4619 Fanning Drive (ADDRESS)	3883 Airway Drive (ADDRESS)	2DU 23445
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (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, Glenna S. Peden and Betty Jo Peden and Dinah Lee Uldrich and husband, Robert Uldrich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Alvarado, married Maria Cerezo, his wife

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. 153 on the Plan of Hazelwood, Section 15, of record in Plat Book 4660, page 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 153 fronts 56.0 feet on the southwesterly margin of Fanning Drive and extends back 161.74 feet on the southeasterly line and 146.29 feet on the northwesterly line to a dead line in the rear, measuring 89.55 feet thereon.

Being the same property conveyed to Betty Jo Peden and Dinah Lee Uldrich, as tenants in common, a one half undivided interest to each, subject to the life estates retained by Grantors, by deed from Robert Eugene Peden and wife, Glenna S. Peden, of record in Book 8647, page 312, Register's Office for Davidson County, Tennessee. The said Robert Eugene Peden having sinced died, title is vested in Betty Jo Peden and Dinah Lee Uldrich subject to a life estate held by Glenna S. Peden.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantor; Restrictions of record in Book 4951, page 722; Plan of record in Plat Book 4660, page 176; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4619 Fanning Drive, 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 10th day of November 1999

Glenna S. Peden by Betty Peden attorney in fact

Betty Jo Peden

Dinah Lee Uldrich by Betty Jo Peden attorney in fact

Robert Uldrich by Betty Jo Peden attorney in fact

Betty Jo Peden

Robert Uldrich

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betty Jo Peden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 10th day of November, 1999.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betty Jo Peden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Glenna S. Peden, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Glenna S. Peden, the bargainor(s), by the said Betty Jo Peden, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 10th day of November, 1999.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betty Jo Peden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Dinah Lee Uldrich and wife, Robert Uldrich, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Dinah Lee Uldrich and husband, Robert Uldrich, the bargainor(s), by the said Betty Jo Peden, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 10th day of November, 1999.

Notary Public

My Commission Expires: 9/23/2000

PICK-UP

0253 11/11 0101 03CHECK 353.25

06066495

RECEIVED
99 NOV 11 PM 2:00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11739 PAGE 847

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

0656495

REFERENCE

99 NOV 11 PM 2:01

TH.

CAMT 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 353.25
CHECK 353.25

11/11/99 01 14:02 0001 0353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538053