Davidson County DEEDWARR
Recvd: 10/10/02 11:38 2pgs
Fees:13.00 Taxes:290.08
20021010-0124232

Name and Address of New Owner:

Ruben Larez
Rebecca F. Larez
815 Setliff Place
Nashville, TN 37216

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
213A Ward Circle, S-104
Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map & Parcel No.
083-06 / 078.00

The actual consideration or value, whichever is greater for this transfer is $78,400.00

Affiant

Subscribed and sworn to before me on this 7th day of September, 2002.

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------($10.00)---------- Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Tracey Neal Isbell, now Bogle,have bargained and sold, and do hereby transfer and convey unto Ruben Larez and wife, Rebecca F. Larez, their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 25 on the Plan of Roy E. Williams Subdivision of the Hunter Tract as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

Said Lot 25 fronts 50 feet on the easterly side of Setliff Street and runs back 160 feet between parallel lines to an alley at the rear.

Being the same property conveyed to Lionel B. Neal by Warranty deed from Hugh B. Mott and wife, Mildred L. Mott, of record in Book 8026, page 984, Register's Office, Davidson County, Tennessee, and further being the same property conveyed to Lionel B. Neal and Tracey Neal Isbell, as joint tenants with right of survivorship, by Quitclaim deed from Lionel B. Neal and wife, Billie Frances Neal, of record in Book 9300, page 868, said Register's Office. The said Lionel B. Neal is now deceased.

This is improved property located at 815 Setliff Place, Nashville, TN 37216.
The property herein described and conveyed is investment property and is not the usual place of residence of the grantor or her spouse.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that She is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for unpaid real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 20th day of September, 2002.

Tracey Neal ~~Isabell~~ Bogle
Esbell

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 Tracey Neal ~~Isabell~~ Esbell Bogle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville~~, Tennessee, this 20th day of September, 2002.

Notary Public

My commission expires: July 26, 2003