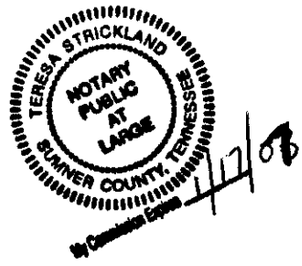
27A
1 of 2

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,685.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th Day of March, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blanca Ruth Chavez and Oscar A Irobeta	NBank, NA	149-13 5.00
(NAME) 744 Reeves Rd	(NAME) 1255 lakes Parkway Bldg 200 #2	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lawrenceville, GA 30043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronnie William Neal, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Blanca Ruth Chavez, unmarried and Oscar A Irobeta, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in ~~Rutherford~~ Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 134 on the Plan of Debra Heights, Section 2, of record in Book 3700, page 39, Register's Office for said County.

Beginning at a point in the northerly margin of Reeves Road at the common corner of Lots Nos. 133 and 134; thence with the dividing line between Lots Nos. 133 and 134, northwardly 207.89 feet to a point; thence South 55 degrees 19' East 35.32 feet to a concrete monument;* thence South 74 degrees 02'40" East 52.16 feet to a point, the common corner of Lots. 134 and 135; thence with the dividing line between Lots Nos. 134 and 135, southwardly 212.02 feet to a point in the margin of Reeves Road; thence with the northerly margin of Reeves Road, westwardly 71.39 feet to the point of beginning.

* thence North 33 degrees 59' East 34.59 feet to a concrete monument;

Being the same property conveyed to Hillard Fryer and wife Elsie Fryer by deed from William L McConnell, Jr and wife Mary Elizabeth McConnell dated 11/14/68 and filed in Book 4286, Page 658, said Register's Office. The said, Hillard Fryer and wife Elsie Fryer vesting property to Ronnie William Neal. The said Hillard Fryer predeceased Elsie Fryer. The will of Elsie Fryer devises subject property to Ronnie William Neal.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(X) property, known as 744 Reeves Rd 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 4th Day of March, 2003.

Davidson County DEEDWARR
Recvd: 03/20/03 08:16 2pgs
Fees:13.00 Taxes:394.73

20030320-0036685

Ronnie Wm Neal aka
Ronnie William Neal

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Ronnie William Neal , who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th Day of March, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TERESA STRICKLAND
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires 1/17/07