FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6311 PAGE 394

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,980.00

Beverly A. Mercado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF June, 1984.

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES F. BROWN JR. 419 Welshwood Ave. P.O. Box 110599 Nashville, Tn. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugo G. Mercado (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 173-01
507 Maxine Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Parcel 193
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Yon H. Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugo G. Mercado and wife Beverly A. Mercado

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:

BEING Lot Number 19-A, Zone Lot Division, Lots Nos. 19 and 20, Monte Carlo, Section 4, of record in Flat Book 5200, Page 787, amending Flat Book 5800, Page 242, and a resubdivision of record in Book 6050, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Yon H. Burton, unmarried, by deed from B & D Investment Builders, Inc., of record in Book 6302 , Page 444, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6253, Page 882, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Yon H. Burton, unmarried to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated May 21, 1984, of record in Book 6302 , Page 447 , Register's Office for Davidson County, Tennessee, with a present unpaid principal balance of $34,980.00, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

277-17

IDENTIF. REFERENCE

JUN 8 8 44 AM '84

RUSH

This is unimproved ( ) improved (X) property, known as 507 Maxine Drive (House Number) (Street) Nashville, TN 37211 (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 my hand this 7th day of June, 19 84

Yon H. Burton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yon H. Burton

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 1985

Commission expires 10.20.85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Yon H. Burton

TO
Hugo G. Mercado and wife
Beverly A. Mercado

CHARLES F. BROWN, JR.
ATTORNEY AT LAW
419 WELSHWOOD AVE.
P.O. BOX 110599
NASHVILLE, TENNESSEE 37211
333-0756

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6311 PAGE 396

CD -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38580.00- CAMT.	
			101.40 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	107.90-
			3628A06/08/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12717

IDENTIF. REFERENCE

JUN 8 4 44 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN

No.0042370