ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
MARION LEO FOX ET UX	BANCBOSTON MORTGAGE CORP.	4D 60548
Route 6, (NAME) Box 303 South Mt. Juliet Road	(NAME) P.O. Box 44090	64-8-9
(STREET ADDRESS OR ROUTE NUMBER) Mt. Juliet, TN 37122	(STREET ADDRESS) Jacksonville, Florida 32231	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 7733 PAGE 320

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $38,700.00 payable to Exchange Bond & Mortgage Company and secured by a Deed of Trust of record in Book 5383, page 34, Register's Office for Davidson County, Tennessee; as assigned in Assignment of record in Book 5383, page 618; Book 5383, page 619; and Book 5383, page 954; Register's Office for Davidson County, Tennessee; to which reference is here made for complete terms and conditions;

WE, LUIS ALBERTO ALVA AND WIFE, SONIA ELISA ALVA,

have bargained and sold, and by these presents do transfer and convey unto the said MARION LEO FOX AND WIFE, MARY FOX,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County, described as follows: Beginning on the westerly margin of Cascade Drive at the northeast corner of said lot; thence North 85° 42' West 125 feet; thence South 4° 20' West 125 feet to the northerly margin of Ranier Drive; thence easterly 100 feet to the beginning of a curve; thence around said Curve Northeasterly 39.27 feet to the westerly margin of Cascade Drive; thence with the same Northerly 100 feet to the beginning.

Being the same property conveyed to Luis Alberto Alva and wife, Sonia Elisa Alva, by deed from Tonita Ann Robinson, unmarried, of record in Book 5999, page 727, Register's Office for Davidson County, Tennessee.

95599

IDENTIFICATION REFERENCE

Dec 21 12 06 PM '88

FELIX Z WILSON TR REGISTER DAVIDSON COUNTY, TN

9919 12/21 0101 03CHECK 210.11

unimproved ( )
This is improved(xxx) property, known as 4844 Ranier Drive
(House Number) (Street)
Old Hickory, TN 37138
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 hands this 14th day of December, 19 88

Luis Alberto Alva
Luis Alberto Alva

Sonia Elisa Alva
Sonia Elisa Alva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, a Notary Public in and for said County and State Luis Alberto Alva and wife, Sonia Elisa Alva

the within named bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Madison Tennessee, this 14th day of December, 19 88.

Kathy J Byers Notary Public

Commission expires 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 61,750.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

* Marion Leo Fox

Sworn to and subscribed before me this 14th day of December, 19 88

My commission expires 1-21-90 Notary Public Kathy J Byers

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

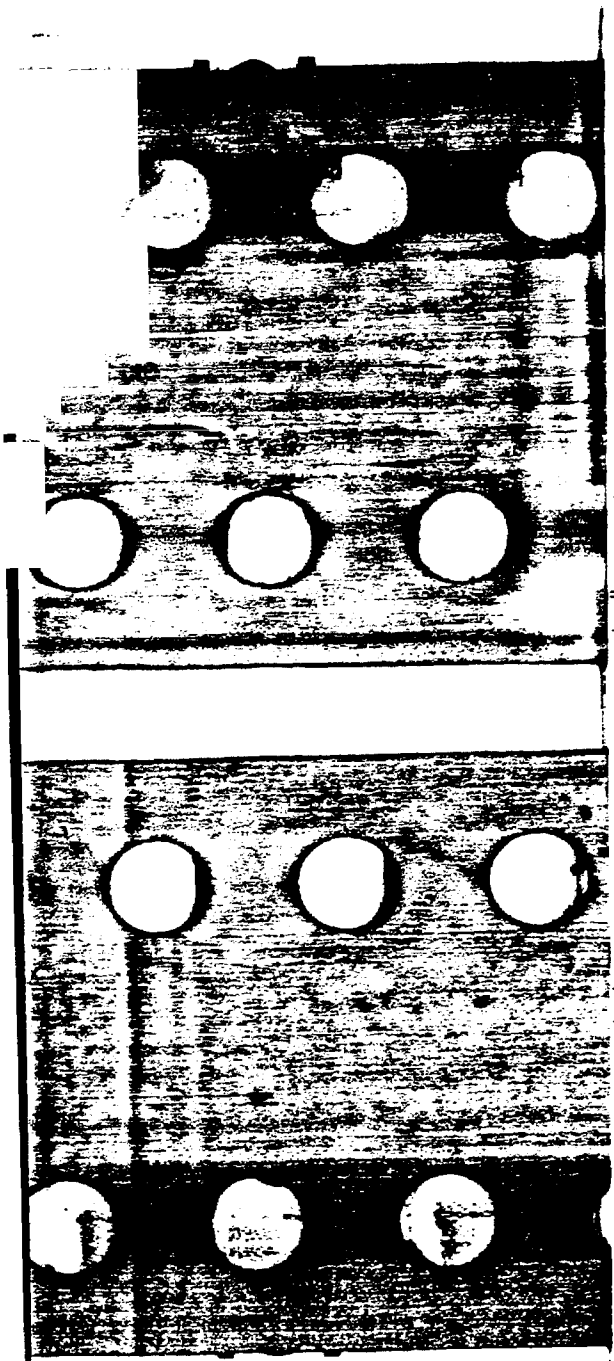
WARRANTY DEED

FROM
LUIS ALBERTO ALVA ET UX

TO
MARION LEO FOX ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750



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

RECEIVED OF _____

FOR _____

BOOK 7733 PAGE 322

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61750.00
CON TX 203.61
PRFEE 0.50
WDEED 6.00
TOTAL 210.11
CHECK 210.11

12/21/88 01 12:06 0001 9919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95599

IDENTIFICATION REFERENCE

Dec 21 12 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166070

NASHVILLE BUSINESS FO
615-