THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P. O. Box 1368
Madison, Tennessee 37116

BOOK 7933 PAGE 747

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Derico, etux (NAME)	CTX Mortgage Company (NAME)	Map 148-15
(STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 19000 (STREET ADDRESS)	Parcel 170
(CITY) (STATE) (ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, PAUL V. AMBUEHL, JR. and wife, LESLEY M. AMBUEHL

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES E. DERICO and wife, BENITA M. S. DERICO

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 49 on the Revised Plat of Haywood Forest, as of record in Plat Book 5200, page 2, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Paul V. Ambuehl, Jr. and wife, Lesley M. Ambuehl, by deed from Georgia R. Jones and Melanie K. Jones Lemay, of record in Book 6642, page 391, Register's Office, Davidson County, Tennessee.

64547

IDENTIFICATION REFERENCE

SEP 8 9 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2808 09/08 0101 03CHECK 184.87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,950.00

Subscribed and sworn to before me this the 31st *day of* August *19* 89

Affiant

My commission expires: 12-16-91 *(Affix Seal)*

Notary Public

NOTARY PUBLIC LAFAYETTE

unimproved ( )
This is improved (XX) property, known as 164 Brenda Court, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, 1989 State & County taxes prorated and assumed in full by Grantee, and that which appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 31st *day of* August *19* 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul V. Ambuehl, Jr.

Lesley M. Ambuehl

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* Paul V. Ambuehl, Jr. and wife, Lesley M. Ambuehl

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 seal at Madison, *Tennessee, this* 31st *day of* August, 19 89.

Notary Public

Commission expires 12-15-91

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 seal, at office in _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

G70452

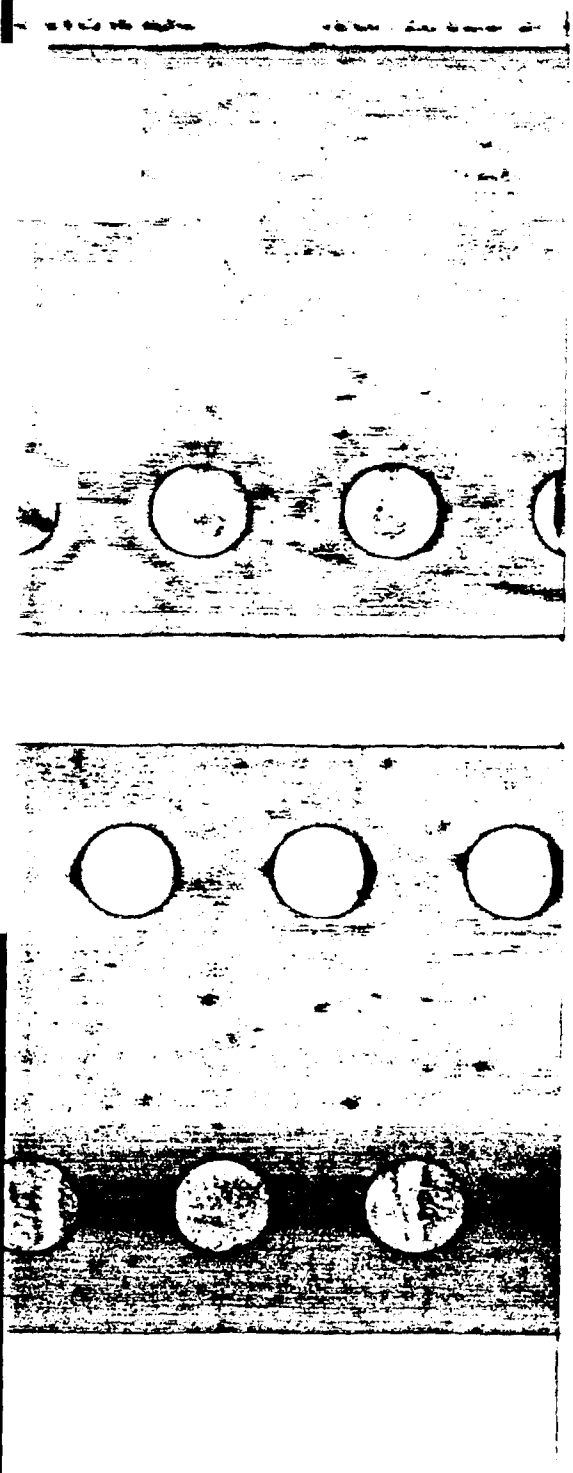
FROM

Paul V. Ambuehl, Jr., etux

TO

James E. Derico, etux

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710



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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 53950.00
CON TX 177.87
PRFEE 1.00
WDEED 6.00
TOTAL 184.87
CHECK 184.87

09/08/89 01 09:43 0001 2808

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6454 IDENTIFICATION REFERENCE

SEP 8 9 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246824