This Instrument Prepared By:
W Lee Corbett & Associates, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Victoriano C. Calderon and Virginia Calderon 109 Cherry Branch Lane Old Hickory, TN	Metropolitan Federal Savings & Loan Assoc. 230 4th Avenue North Nashville, TN 37219	54-10-13

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, C. Dwight Hooper and wife, Mobra Elaine Hooper, ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Victoriano C. Calderon and wife, Virginia Calderon, ("Grantees"), their heirs and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 297, on the Plan of Brandywine Farms, Section 17, as of record in Book 4860, Page 70, and amended in Book 6012, Page 832, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to C. Dwight Hooper and wife, Mobra Elaine Hooper by deed from Maryadelle C. Brown, Herman Eugene Brown, Jr., and wife, Susan Owens Brown of record in Book 5742, Page 288, and re-recorded in Book 5742, Page 759, Register's Office for said County.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. 1989 real property taxes prorated and assumed by Grantees.

2. Restrictive Covenants contained in an instrument of record in Book 4979, Page 92, Register's Office for Davidson County, Tennessee.

3. The plan of record in Book 4860, Page 70, amended in Book 6012, Page 832, Register's Office for said County, shows an owner's certificate, and indicates specific areas for building sites and soil absorption systems as well as public utility and drainage easement 10 feet in width across the rear of the property. The minimum building setback line and sewage absorption system areas are amended in Deed Book 6012, Page 832, said Register's Office.

The Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 10th day of November, 1989.

C. Dwight Hooper

Mobra Elaine Hooper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, C. Dwight Hooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 1989.

Notary Public

My Commission Expires: 10/9/91

4099 11/14 0101 03CHECK 1566.25

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Mobra Elaine Hooper, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 1989.

Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $472,500.00/100

Virginia A. Caldwell, M.D.
Affiant

Sworn to and subscribed before me this 10th day of November, 1989.

Notary Public

My Commission Expires: 10/9/91

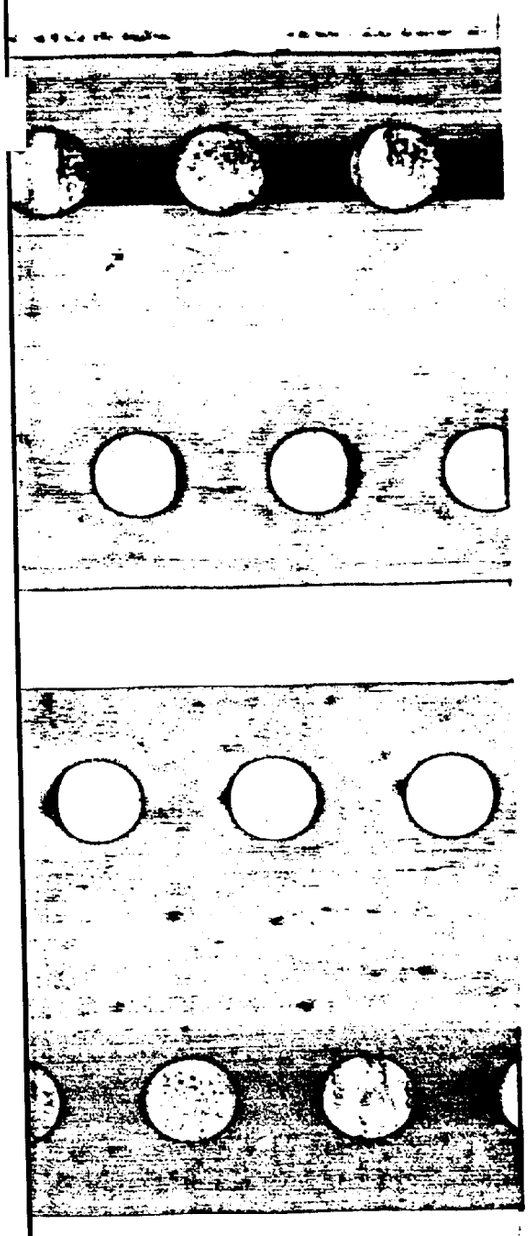
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IDENTIF. TREFERENCE

Nov 14 11 47 AM 89

FILED & RECORDED
DAVIDSON COUNTY TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7983 PAGE 435

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 472500.00
CON TX 1559.25
PRFEE 1.00
WDEED 6.00
TOTAL 1566.25
CHECK 1566.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11-45 0001 4099

8 11 7 6 6

IDENTIF. TREFERENCE

Nov 14 11 47 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 266936