P. 1 of 58

This Instrument Prepared By:
Richard M. Davenport, Attorney
5115 Maryland Way
Brentwood, TN 37027

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Address of New Owner(s):
Third Federal Investment
Group, Inc.
The Horse Bard, Suite 5
Brentwood, TN 37027

Send Tax Bills To:

Map-Parcel No.:
Map 118-9
Par. 226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00 and other good and valuable consideration, the receipt of which is hereby acknowledge, Rod Santos and wife Licia Santos ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Third Federal Investment Group, Ins. ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

Being the northerly part of Lot No. 5N of the Map of the First Addition to Woodmont Boulevard Section of Marengo Park, of record in Book 974, page 83, Register's Office for said County and described as follows:

Beginning at an iron pin in the east margin of Gen. W.B. Bates Drive at the corner of Lots Nos. 4-N and 5-N of said subdivision; thence with the line between said lots, easterly, 142.7 feet to a concrete monument set at the common corner of said lots and lot No. 3-N in the centerline of the Terminus of a 20 foot easement for public utilities; thence with the centerline of said easement along the line between Lots Nos. 3-N and 5-N, southeasterly 110 feet to a point; thence southwesterly along the line of Lot No. 5-N, 27 feet, more or less, to a point at the northeasterly corner of the property conveyed to W.K.Powers and wife, by deed from Samuel Link and wife, of record in Book 1238, page 214, said Register's Office; thence along Powers north line northwesterly to the easterly margin of General W.B. Bates Drive at an iron pin, the common corner of Lots nos. 5-N and 6-N; thence with the margin of said Gen. W.B. Bates Drive in a northerly direction around a slight curve 80 feet to the point of beginning.

Being the same property conveyed to Rod Santos and wife, Licia Santos by deed from Raymond F. Vogel, Jr., and wife, Shelia M. Vogel of record in Book 6325, page 948, said Register's Office.

THIS is improved property known as 3502 General Bates Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns, forever. Grantors covenant that they 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, except for those exceptions listed above.

AND, Grantors covenant that they 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, except as herein set out. Grantors further covenant and bind themselves, their heirs, successor and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this instrument of this 23rd day of June, 1990.

Rod Santos
ROD SANTOS by CHERI S. BRANDON, Attorney-in-Fact

Licia Santos
LICIA SANTOS by CHERI S. BRANDON, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 1990, before me personally appeared CHERI S. BRANDON to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of ROD SANTOS and LICIA SANTOS and acknowledge that she executed the same as the free act and deed of ROD SANTOS AND LICIA SANTOS.

Witness my hand and official seal.

My Commission expires:

11-10-91

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $76,900.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 22nd DAY OF March, 1990.

Richard M. Davenport
11-10-91

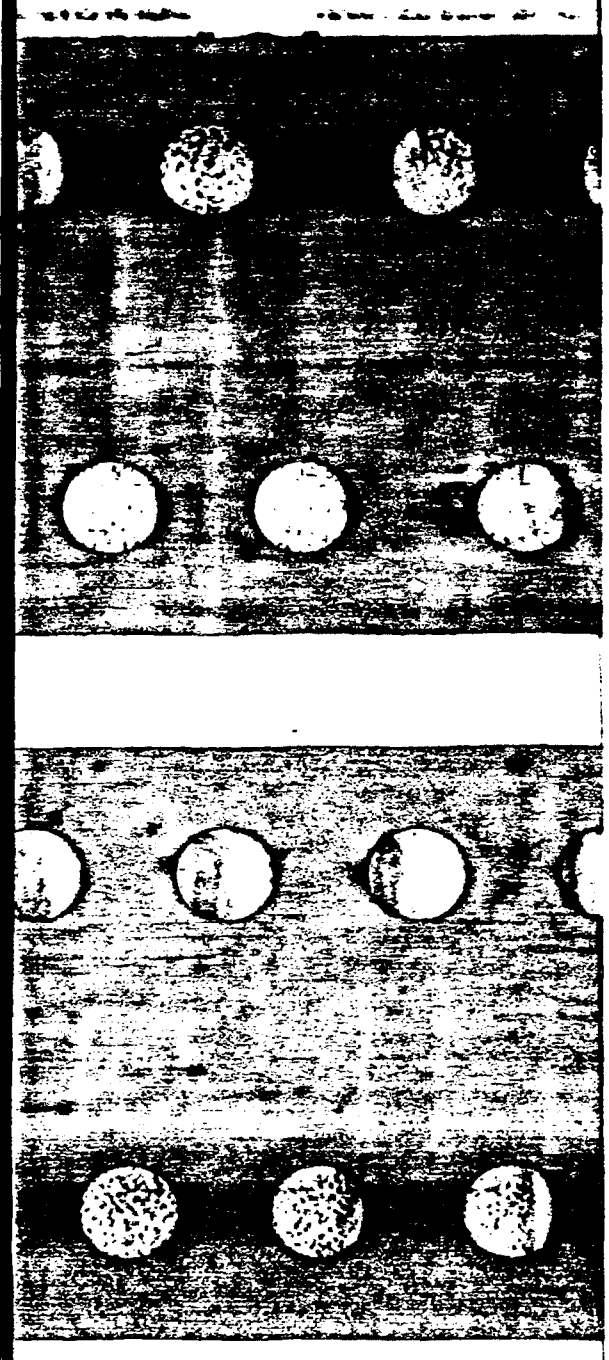
6388 03/28 0101 03CHECK 260.77

14129

IDENTIF. TREFERENCE

MAR 28 10 49 AM '90

DAVIDSON COUNTY TN.



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 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 76900.00
CON TX 253.77
PRFEE 1.00
MDEED 6.00
TOTAL 260.77
CHECK 260.77

03/28/90 01 10:47 0001 6388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14129

IDENTIF. REFERENCE

MAR 28 10 49 AM '90

DAVIDSON COUNTY TN.

No. 304807