MAIL FEE

NOV 30 9 47 AM '90

FELIX ... DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

75821

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
David Lee Wyatt 919 Hammack Drive Nashville, tn 37214	CityFed Mortgage Co. 30 Warder Street Springfield, OH 45501	Map 108-16-0 Parcel 342.00

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 501, Nashville, Tennessee 37205.

BOOK 8245 PAGE 956

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Daniel S. Ayala and wife, Cynthia S. Ayala (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto David Lee Wyatt, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to wit:

Land in Davidson, Tennessee, being Lot No. 170B, Zone Lot Division, Lots 164-171, Percy Priest Woods, Section Four, as of record in Book 6250, page 901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate legal description.

Being the same property conveyed to Daniel S. Ayala et al by Warranty Deed from Robert E. LaBrec of record in Book 6991, page 19, Register's Offide for Davidson County, Tennessee and by Quitclaim Deed of record in Book 8245 page 954, said Register's Office for Davidson County, Tennessee

Cynthia S. Ayala, wife of Daniel S. Ayala joins in this conveyance to relinquish any rights she may have in the above described property, particularly any marital rights.

This is improved property commonly known as 919 Hammack Drive, Nashville, Tennessee 37214.

Subject to any and all existing restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to CityFed Mortgage Company of record in Book 6991, page 22, said Register's Office and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the grantee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $71,434.47.
[
[Affiant
[Subscribed and sworn to before me this
[30th day of October, 1990.
[
[
[
[My Commission Expires: March 26, 1994
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors does covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of October, 1990.

DANIEL C. AYALA

CYNTHIA S. AYALA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel C. Ayala and wife, Cynthia S. Ayala, the bargainor, 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 Nashville, Tennessee, this 30th day of October, 1990.

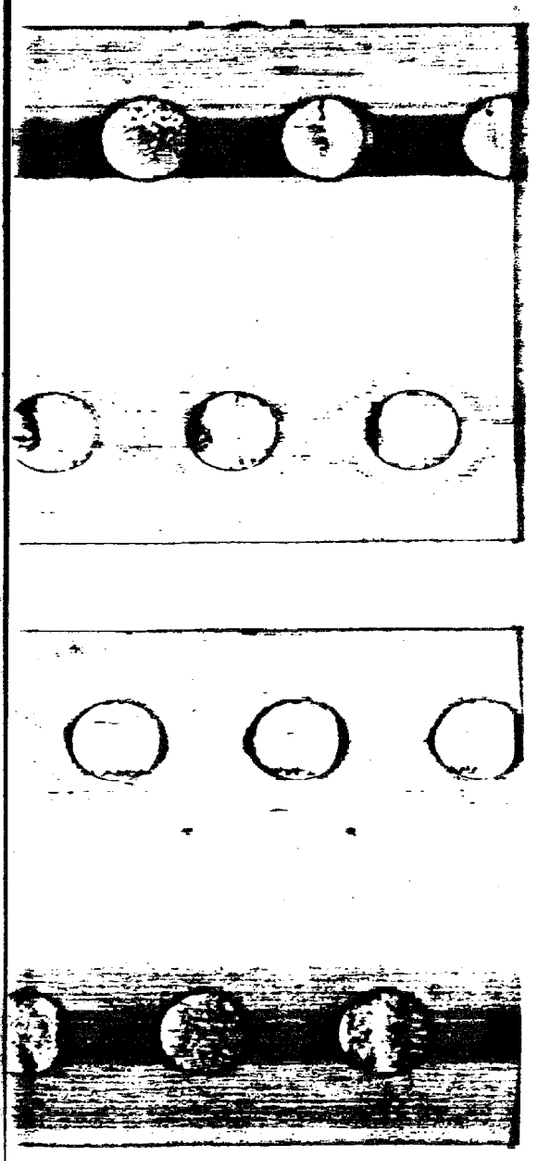
Notary Public

My Commission Expires: March 26, 1994

1281 11/30 RECORDED
242.62

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8245 PAGE 958

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 71434.47
CON TX 235.62
PRFEE 1.00
WDEED 6.00
TOTAL 242.62
CHECK 242.62

11/30/90 01 09:47 0001 1281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75821

IDENTIF. REFERENCE

Nov 30 9 47 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 377238