Box 1

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,140.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Ricky Wayne Harrell (NAME)	First Wachovia Mortgage Company (NAME)	150-02-0
3122 Justin Towne Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	129.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	02DX 03068

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Victoria L. Aguirre and Susan L. Aguirre and A. Jeane Aguirre

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky Wayne Harrell and wife, Jacqueline Diane Harrell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24A on the Plan of Justin Towne, Section 11, Resubdivision of Lots 13 through 26, of record in Plat Book 5200, Page 528, and re-recorded as Zone Lot Division Lots 13, 14, 23 and 24 of record in Plat Book 5200, Page 583, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Victoria L. Aquirre and Susan L. Aquirre and A. Jeane Aquirre by deed of record in Book 5914, Page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Commerce Union Bank of record in Book 6178, Page 542, and assigned to First Wachovia Mortgage Company, said Register's Office with a present unpaid balance of approximately $46,140.65, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved (XX)
This is improved (XX) property, known as 3122 Justin Towne Court, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract 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. Wherever 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 hand s this 15th day of February, 19 91

Victoria L. Aguirre

Susan L. Aguirre

A. Jeane Aguirre

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STATE OF California
County Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria L. Aguirre, Susan L. Aguirre and A. Jeane Aguirre

the 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 West Covina, California, this 13th day of February, 1991.

Deborah E Seabolt Notary Public

Commission Expires Mar 26, 1993

OFFICIAL SEAL
DEBORAH E. SEABOLT
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Mar. 26, 1993

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

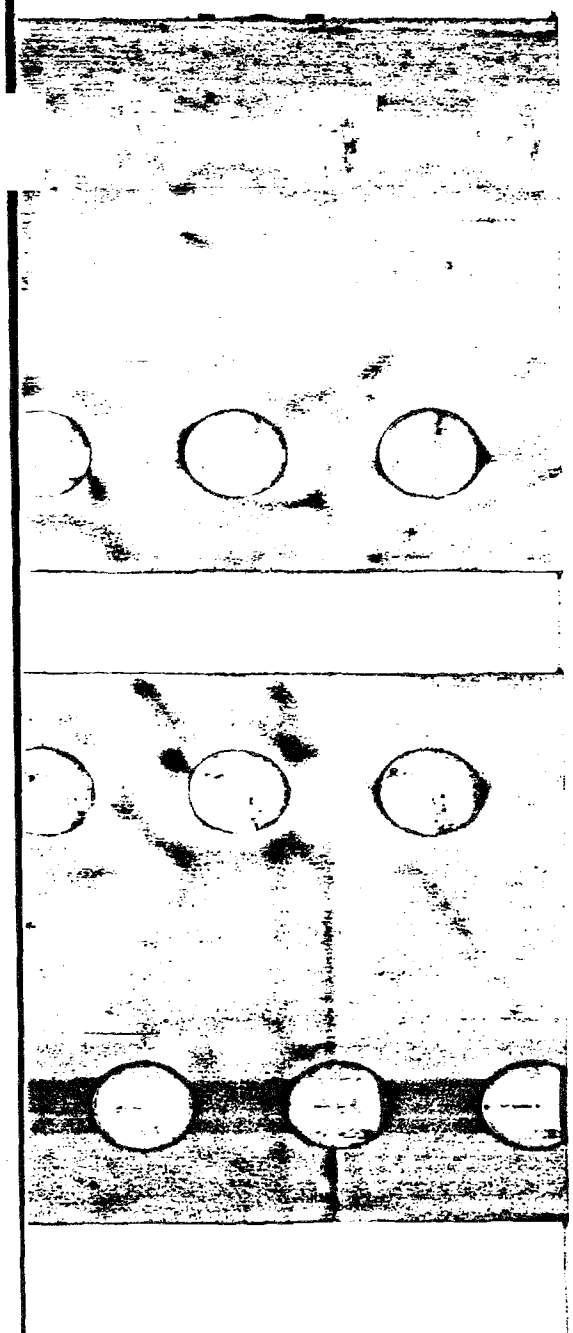
95322

IDENTIF. TREFERENCE

FEB 26 1 47 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

9745 02/26 0101 CHECK 162.43



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 47140.65
CON TX 155.43
PRFEE 1.00
WDEED 6.00
TOTAL 162.43
CHECK 162.43

02/26/91 01 13:49 0001 9745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95322

IDENTIF. REFERENCE

FEB 26 1 47 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 399995