STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 92,038.58

Affiant

Subscribed and sworn to before me, this the 26 day of February 19 91

Notary Public

My commission expires: 27 19

(Affix Seal)

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 1B15028
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Alberto J. Tineo	BarclaysAmerican/Mortgage Corporation
105 Chadds Court (STREET ADDRESS)	5032 Parkway Plaza Blvd., Bldg. 8 (STREET ADDRESS)
Hermitage, TN 37076 (CITY STATE ZIP)	Charlotte, NC 28217 (CITY STATE ZIP)
MAP & PARCEL NO 64-11-A 5	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Anthony Averette and wife, Florence Averette

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Alberto J. Tineo and wife, Cynthia L. Tineo

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 5 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250 at page 821 and 822, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Anthony Averette and wife, Florence Averette by Deed of record in Book 8037 page 852, Register's office for said County.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of BarclaysAmerican/Mortgage Corporation, which the Grantee(s) hereby agree to assume and pay.

95902

IDENTIF. TREFERENCE

FEB 28 2 21 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

MAIL ENVL.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 105 Chadds Court, Lot #5, Caleb Chase, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 26 day of February 19 91

Anthony Averette

Florence Averette

State of Tennessee
County of Davidson

BOOK 8300 PAGE 858

On this 26 day of February, 19 91, before me personally appeared Anthony Averette & Florence Averette to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

State of Tennessee
County of _____ My Commission Expires Nov. 27 1993

On this 26 day of February, 19 91, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

0431 02/28 0101 03CHECK 310.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8300 PAGE 859

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	92038.58
CON TX	303.60
PRFEE	1.00
MISC	6.00
TOTAL	310.60
CHECK	310.60

02/28/91 01 14:23 0001 0431

95902

IDENTIF. TREFERENCE

FEB 28 2 21 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 400666