BOOK 8350 PAGE 702

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 1991.

Notary Public

MY COMMISSION EXPIRES: 3-27-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joseph L. Lackey, Jr., Ste. 1230, First American Center, Nashville, TN 37238-1230

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. William Menchaca, Jr., et ux	First Union Mortgage Corp.	108-4-74
(NAME)	(NAME)	
525 Twin Lakes Court	P.O. Box 18109	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Raleigh, NC 27619	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jeffrey Allen Gaines and wife, Lisa Manos Gaines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. William Menchaca, Jr. and wife, Rilla Menchaca

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. 157 on the Plan of Larchwood, Section Two, of record in Book 5200, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 157 fronts 86.48 feet on the westerly margin of Noble Valley Drive and extends back 270.61 feet on the northerly line and 238.28 feet on the southerly line to a dead line in the rear measuring 67.65 feet thereon.

Being the same property conveyed to Jeffrey Allen Gaines and wife, Lisa Manos Gaines by deed from Robert Mooneyham and wife, Wendy Burton Mooneyham of record in Book 7753, page 230, Register's Office for Davidson County, Tennessee.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Jeffrey Allen Gaines and wife, Lisa Manos Gaines and delivered to First Union Mortgage Corporation in the amount of Seventy-Seven Thousand Fifty and no/100 Dollars ($77,050.00) dated January 1, 1989, and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 7753, page 233, in the Davidson County, Register of Deeds Office, including, but not limited to, the obligation to repay the debt.

This is unimproved ( ) improved (X) property, known as 3113 Noble Valley Drive, Nashville, TN 37214
(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 hands this 13th day of May, 1991

Jeffrey Allen Gaines

Lisa Manos Gaines

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Allen Gaines and Lisa Manos Gaines

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1991

Commission expires 3-27-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Jeffrey Allen Gaines and wife,
Lisa Manos Gaines

TO
F. William Menchaca, Jr. and wife,
Rilla Menchaca

1551 05/13 010 03CHECK 269.35

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

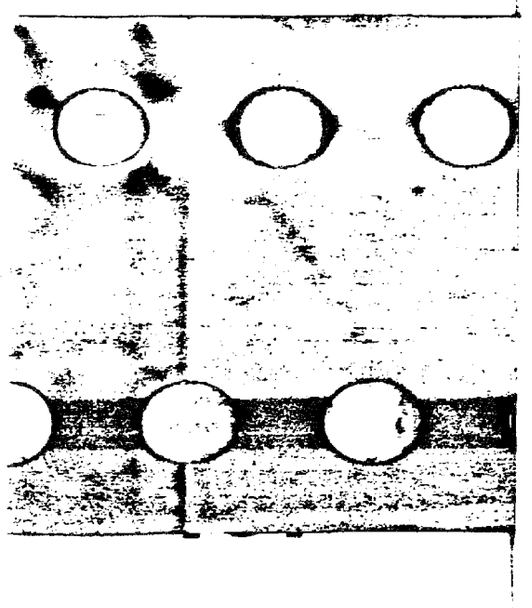
IDENTIF. REFERENCE

MAY 13 12 10 PM '91

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

13847





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 79500.00
CON TX 262.35
PRFEE 1.00
WDEED 6.00
TOTAL 269.35
CHECK 269.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/13/91 01 12:41 0001 1551

13847.

IDENTIF. TREFERENCE

MAY 13 12 40 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

No. 421167