WARRANTY DEED FOR TENNESSEE

BOOK 8412 PAGE 886

THIS INDENTURE, made and entered into this 31th day of July ,19 91 , by and between, Christia M. Hayes, unmarried , party(ies) of the first part, and Josue M. Gayares and wife, Corazon J. Gayares their heirs and assigns, party(ies) of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 389 on the plan of Section Six, Tulip Grove, recorded in Book 4460 at page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The Grantees herein do hereby agree to pay and assume the outstanding principal balance of a promissory note evidenced by a Deed of Trust executed by Grantor for the benefit of Mortgage Corporation of the South, dated May 18, 1987 and recorded in Book 7243 at page 914, said Register's office.

36470

IDENTIFICATION REFERENCE

AUG 2 2 36 PM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

BEING the same property acquired by the party of the first part by deed recorded in Book 7243 at page 911 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1991 , and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming sam by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

X Christia M. Hayes
Christia M. Hayes

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Christia M. Hayes, who is personally well known to me and known to me to be the person who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 31st day of July, 19 91.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

MAP AND PARCEL NUMBER: 075-08-0 090.00

STATE OF TENNESSEE, COUNTY OF Davidson,

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The actual consideration or value, which ever is greater for this transfer is $ 78,175.21.

Sworn and Subscribed to before me this 31st day of July, 19 91.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
Josue M. Gayares	American Home Funding
657 Atlanta Drive (STREET ADDRESS)	P.O. Box 31034 (STREET ADDRESS)
Hermitage, TN 37076 (CITY/STATE/ZIP)	Richmond, VA 23294 (CITY/STATE/ZIP)

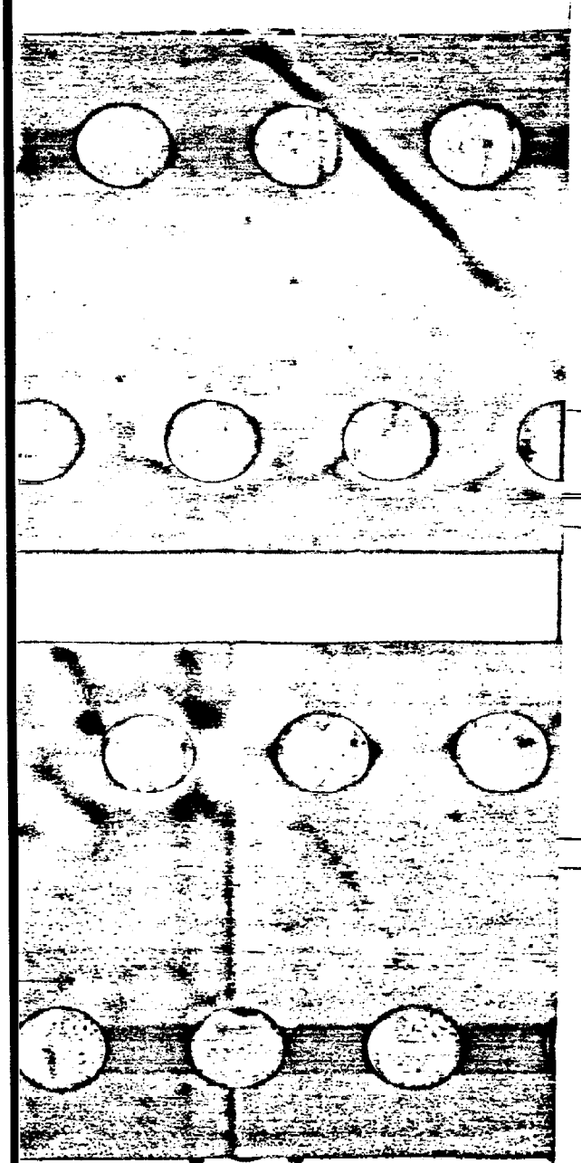
SEND: C/O DEBA SPENCMAN
2740 OLD LEBANON RD
NASHVILLE, TN 37214

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 91-0698

0508 08/02 0101 03CHECK 296.34



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 78175.21
CON TX 289.34
PRFEE 1.00
WDEED 6.00
TOTAL 296.34
CHECK 296.34

08/02/91 01 14:38 0001 0508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.6.4 7.0.

IDENTIFICATION REFERENCE

AUG 2 2 36 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 447102