ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Manuel Fonseca	Wachovia Mortgage Co.	
Phylecia Fonseca	P.O. Box 3174	Map 128-10-0
608 Hicks Road	Winston-Salem,NC 27102	Parcel 037.00
Nashville, TN 37221		

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, 37055

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, I, Jeffrey T. Overby (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Manuel Fonseca and wife, Phylecia Fonseca, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennesseee, being Lot No. 26 on the Plan of Stacy Square Subdivision, Section 2, of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey T. Overby by Quitclaim Deed from Adrian H. Overby of record in Book 8570, page 953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Leader Federal Mortgage, Inc. and recorded in Book 7997 at page 752, Register's Office for Davidson County, Tennessee, and has since been assigned to Wachovia Mortgage Company, which the Grantees hereby agrees to assume and pay.

This is improved property commonly known as 608 Hicks Road, Nashville, Tennessee 37221.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $69,886.83.

Manuel A Fonseca
Affiant

Subscribed and sworn to before me this 16th day of March, 1992.

Notary Public

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 Grantees, Grantees's successors and assigns, forever.

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

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of March, 1992.

Jeffrey T. Overby

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

8676 03/20 0101 03CHECK 265.63

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey T. Overby, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 1992.

Notary Public

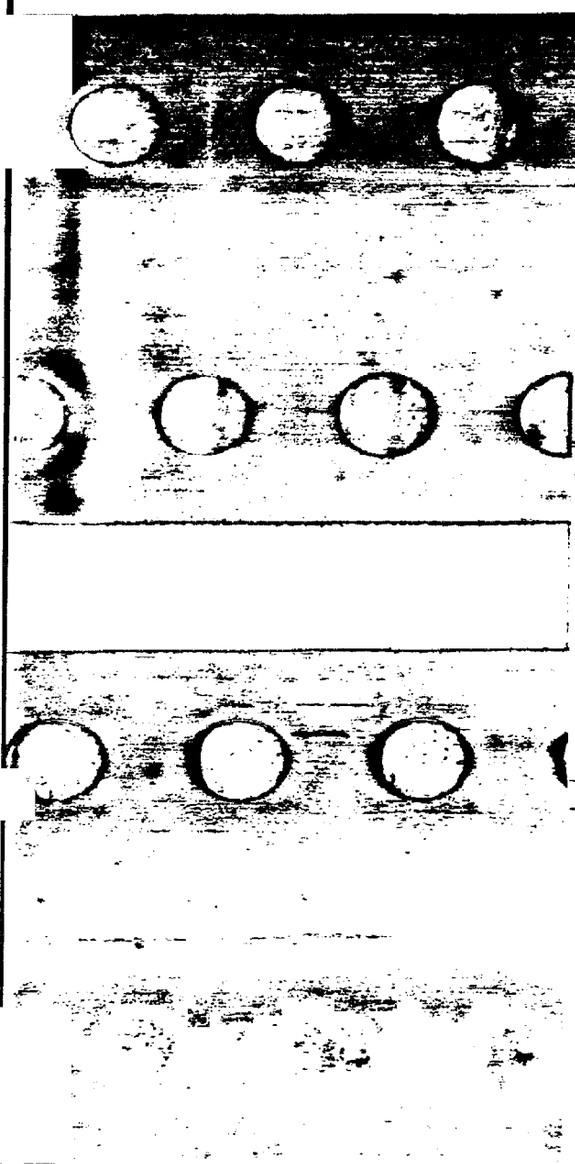
My Commission Expires: March 26, 1994

94314

IDENTIFICATION REFERENCE

MAR 20 2 13 PM '92

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8579 PAGE 958

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	69886.83
			CON TX	258.63
			PRFEE	1.00
			WDEED	6.00
			TOTAL	265.63
			CHECK	265.63
03/20/92	01		14:12 0001	8676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94314

IDENTIFICATION REFERENCE

MAR 20 2 13 PM '92

DAVIDSON COUNTY, TN

No. 513081