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THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R-2058

MAP/GROUP/PARCEL
134-05-38

NEW OWNER'S ADDRESS:
Nestor Castano
3449 Donna Kay
Nashville, TN 37211

SEND TAX BILLS TO:
Sears Mortgage Corporation
568 Atrium Drive
Vernon Hills, IL 60061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, I. Raybon Higdon, hereinafter called Grantor, do hereby transfer and convey unto Nestor Castano, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee

BEING Lot No. 85 of Greenwood Hills Subdivision, Section 3, a plat of which is of record in Plat Book 5200, Page 33, Register's Office for said county, to which plat reference is hereby made for further description of said property.

BEING the same property conveyed to grantor herein by Deed of record in Book 7359 ——, Page 925, Register's Office for said county.

Teri Higdon, wife of Raybon Higdon, joins in the conveyance of this property for the purpose of conveying any marital interest she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

3 7. 0. 8. 6.

IDENTIFI REFERENCE
AUG 17 10 44 AM '92
CECIL Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 7016, Page 597, Register's Office for Davidson County, Tennessee, in the original amount of $67,833.00, the same being payable to CitiFed, now payable to Sears Mortgage Corporation.

GRANTEE executes this Deed as evidence of their assuming and promising to pay the debt hereinabove described.

Raybon Higdon
Raybon Higdon

Teri Higdon
Teri Higdon

Nestor Castano

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Raybon Higdon and wife, Teri Higon and Nestor Castano, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 12th day of August, 1992.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
4-12-95

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 73258.95.

AFFIANT

Sworn to and subscribed before me, this the 12th day of August, 1992.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-12-95

100:3 08/17 0101 03CHECK 280.21

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 73258.95
				CON TX 271.21
				PRFEE 1.00
				WDEED 8.00
				TOTAL 280.21
				CHECK 280.21
			08/17/92 01	10:46 0001 1003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7 0 8 6

IDENTIFI REFERENCE

AUG 17 10 44 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 560773