 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 54,500.00
Virgilio B. Rufo
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December 19 92
Notary Public
MY COMMISSION EXPIRES: July 24 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgilio B. Rufo (NAME)	BarclaysAmerican Mortgage (NAME)	MAP 52-4
432 Sorensen Way (ADDRESS)	5032 Parkway Plaza Blvd., Bld. 8 (ADDRESS)	PARCEL 78
Madison, TN 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	11D89379

FOR AND 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, Janice T. Fischer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virgilio B. Rufo and wife, Areli D. Rufo

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:

BEING Lot No. 62, on the plan of Arrowhead Estates, Section 2, of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Janice T. Fischer by deed from Jack Drive & Sons, Inc., of record in Book 5354, Page 131, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5286, Page 406, Register's Office for said County.

7.4 9.4 7.

IDENTIFICATION REFERENCE

Dec 18 8 57 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3092 12/18 0101 03CHECK 210.65

unimproved ( )
This is improved (X) property, known as 229 Manzano Road, Madison, TN 37115
(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 my hand this 16th day of December 19 92

Janice T. Fischer
Janice T. Fischer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice T. Fischer

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison _____, Tennessee, this 16th day of December, 1992

Commission expires July 24, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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	RETURN TO:
Janice T. Fischer	METROPOLITIAN ESCROW, INC. 25 Century Blvd., Suite 202 Nashville, Tennessee 37214
TO	
Virgilio B. Rufo Areli D. Rufo	RICHARD A. NORTHCUTT ATTORNEY-AT-LAW 25 Century Blvd., Suite 202 Nashville, Tennessee 37214



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

RECEIVED OF _____

FOR _____

BOOK 8817 PAGE 492

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 54500.00	
			CON TX 201.65	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 210.65	
			CHECK 210.65	
12/18/92	01		08:55 0001 3092	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4 9.4 7.

IDENTIFICATION REFERENCE

DEC 18 8 57 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 602265