This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8935 PAGE 881

ADDRESS NEW OWNER:
Manuel Gonzalez Fonceca
2882 Lyncrest Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington, MI 48334-3357

MAP AND PARCEL:
MAP 96-13
PARCEL 111
3DZ-60450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John W. Newsom Jr. hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Manuel Gonzalez Fonceca, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2, on the Plan of Happy Acres, of record in Plat Book 2331, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Wilbur Newsome, Jr., by Quitclaim Deed from Theresa Wilson Cox (formerly Theresa Wilson Newsome) of record in Book 7850, Page 374, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by SourceOne Mortgage Service Corp. of record in Book 6828, Page 424, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Jan D. Newsom joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

John W. Newsom, John W. Newsom, Jr.,John Wilbur Newsome,Jr. is one and the same person.

This is improved property known as 2882 Lyncrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Manuel Gonzalez Fonceca, his heirs and assigns, forever; and we, John W. Newsom Jr. and wife, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of May, 1993.

John W. Newsom Jr.

Jan D. Newsom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John W. Newsom Jr. and wife, Jan D. Newsom the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of May, 1993.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3799 05/04 0101 03CHECK 249.13

The actual value or consideration, whichever is greater, for this transfer is $ 64,855.58.

Immanuel Gonzales Fonseca
AFFIANT

Subscribed and sworn to before me this 3rd day of May, 1993.

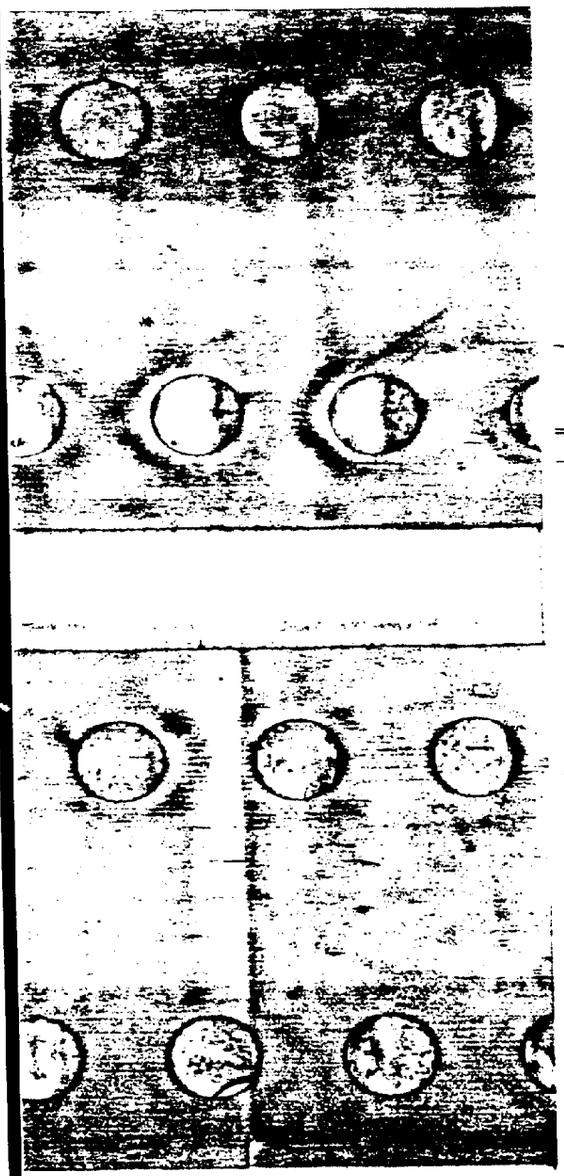
NOTARY PUBLIC
My Commission Expires: 5/22/93

15725

IDENTIFICATION REFERENCE

MAY 4 9 57 AM '93

DAVIDSON COUNTY, TN



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	64855.58
CON TX	240.13
PRFEE	1.00
WDEED	8.00
TOTAL	249.13
CHECK	249.13

05/04/93 01 09:55 0001 8799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157.25

IDENTIFIED REFERENCE

MAY 4 9 57 AM '93

DAVIDSON COUNTY, TN

No. 646937