THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***86,500.00.

Ashley S. Villanueva
Affiant

Subscribed and sworn to before me this 27 day of May, 1993.

Notary Public

My Commission Expires: 5-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
ASHLEY B. VILLANUEVA and TIMOTHY H. VILLANUEVA 1701 Bernard Avenue Nashville, TN 37212	BARCLAYS AMERICAN/ MORTGAGE CORPORATION 5032 Parkway Plaza Blvd. Building 8 Charlotte, NC 28217	MAP 104-12 PARCEL 268 24W 7555

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SIX THOUSAND FIVE HUNDRED AND 00/100 ($***86,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **ROBERT A. NELSON, III married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ASHLEY S. VILLANUEVA and husband, TIMOTHY H. VILLANUEVA,** 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. 40 on the Map of Lenox Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 50.0 feet on the southerly side of Bernard Avenue, also known as Carmack Avenue, and runs back between parallel lines 140.0 feet to an alley.

BEING the same property conveyed to Robert A. Nelson, III, unmarried, by deed from Obert Forss and wife, Patricia Forss, of record in Book 7550, page 839, Register's Office for Davidson County, Tennessee.

KUMI A. NELSON, spouse of Robert A. Nelson, III, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1701 Bernard Avenue, Nashville, Tennessee 37212.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Lenox Place, of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of May, 1993.

Robert A. Nelson III by Carter Andrews Attorney in Fact
ROBERT A. NELSON, III

Kumi A. Nelson by Carter Andrews Attorney in Fact
KUMI A. NELSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARTER ANDREWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT A. NELSON, III and KUMI A. NELSON, and acknowledged that he executed the same as the free act and deed of the said ROBERT A. NELSON, III and KUMI A. NELSON.

WITNESS my hand and seal this 27th day of May, 1993.

Notary Public

My Commission Expires:
2-23-94

STATE OF TENNESSEE NOTARY PUBLIC

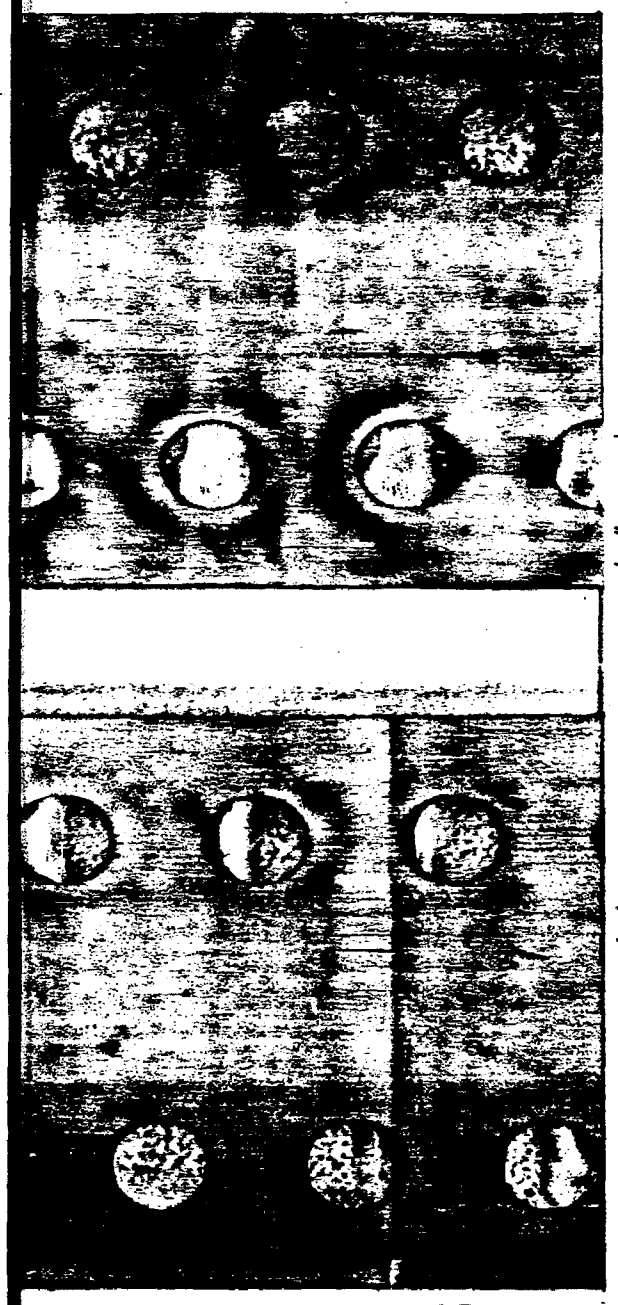
26538

IDENTIFICATION REFERENCE

JUN 3 2 57 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3557 06/03 0101 OSCHECK 326.05



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

RECEIVED OF _____

FOR _____

BOOK 8970 PAGE 650

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	86500.00
			CON TX	320.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	329.05
			CHECK	329.05

06/03/93 01 14:58 0001 3357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26538

IDENTIFI REFERENCE!

JUN 3 2 57 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 658704