24

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

BOOK 9019 PAGE 964

ADDRESS NEW OWNER:
Alido Rivera Jr.
5155 Hunters Point Lane
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First California Mortgage Company

MAP AND PARCEL:
MAP 098-05
PARCEL 178
04D 91432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael Alan Anderson and wife, Phyllis A. Anderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alido Rivera Jr. , 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 40"B", Zone Lot Division, Lots 26 and 40, Hunter's Point Subdivision, as recorded in Book 6250, page 510, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Alan Anderson , by deed from Resolution Trust Corporation as Receiver for Lincoln Federal Savings and of record in Book 8175, Page 294, Register's Office for Davidson County, Tennessee.

Phyllis A. Anderson herein joins to convey any and all rights and interests Phyllis A. Anderson may have, if any.

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

This conveyance is subject to restrictions of record in Book 3814, Page 592; Book 3897, page 925, amended in Book 6207, page 609 and Book 6279, page 741, and Plat Book 6250, page 510, said Register's Office.

This conveyance is subject to 30 foot minimum building setback line of record in Book 5200, Page 736, said Register's Office.

This is improved property known as 5155 Hunters Point Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alido Rivera Jr., their heirs and assigns, forever; and we, Michael Alan Anderson and wife, Phyllis A. Anderson 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 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 19th day of July, 1993.

Michael Alan Anderson

Phyllis A. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Alan Anderson and wife, Phyllis A. Anderson 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 19th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 11-3-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

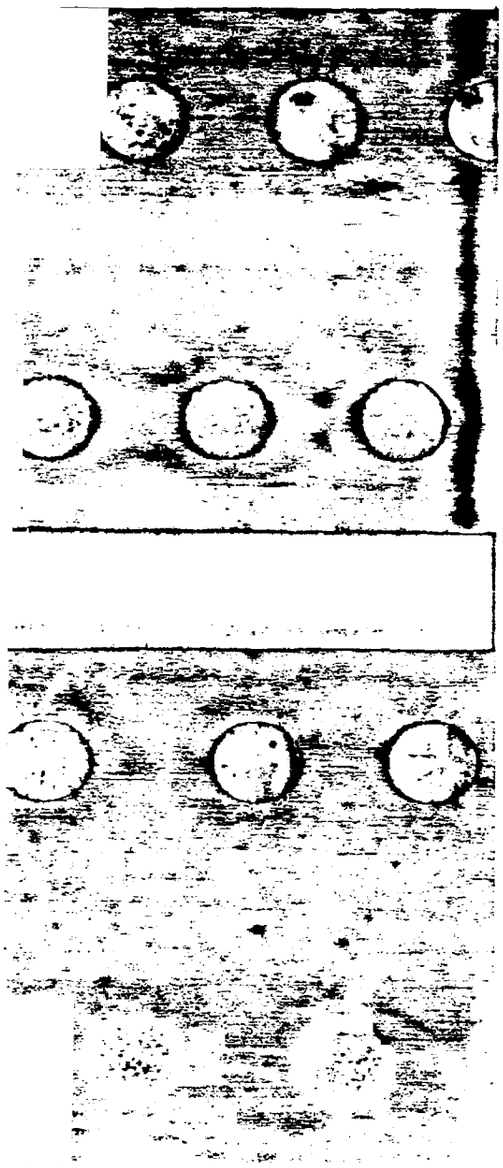
Subscribed and sworn to before me this 19th day of July, 1993.

NOTARY PUBLIC
My Commission Expires: 11-3-96

43001
IDENTIFICATION REFERENCE

93 JUL 21 AM 9:07
REGISTER
DAVIDSON COUNTY, TN.

6067 07/21 0101 03CHECK 175.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9019 PAGE 966

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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
07/21/93	01	09:07	0001	6067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43001

IDENTIF. & REFERENCE

93 JUL 21 AM 9:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 676452