WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

93 OCT 28 PM 3:35
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

79152
IDENTIF. & REFERENCE

THIS INDENTURE, made and entered into as of the **21st** day of **October, 1993** by and between

Richard W. Burton, unmarried person ,

hereinafter referred to as Grantor, and

Jeffrey Alan Cardenas, unmarried person ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 106 on the plan of Section 3, Hickory Valley, of record in Book 4460, page 86, Register's Office for said County.

Said Lot No. 106 fronts 80.0 feet on the northerly margin of Ocala Drive and extends back 180.62 feet on the easterly line and 184.58 feet on the westerly line to a dead line in the rear, measuring 70.20 feet thereon.

Being the same property conveyed to Richard W. Burton by Quitclaim Deed from Diana L. Burton of record in Book 6859, page 161, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to Plan of record in Book 4460, page 86, Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

316 10-28-93 0101 03CHECK 275.03

Richard W. Burton

Richard W. Burton

BOOK 9130 PAGE 697

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Richard W. Burton, unmarried person** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **October, 1993.**

NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$71,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffrey Alan Cardenas
Affiant

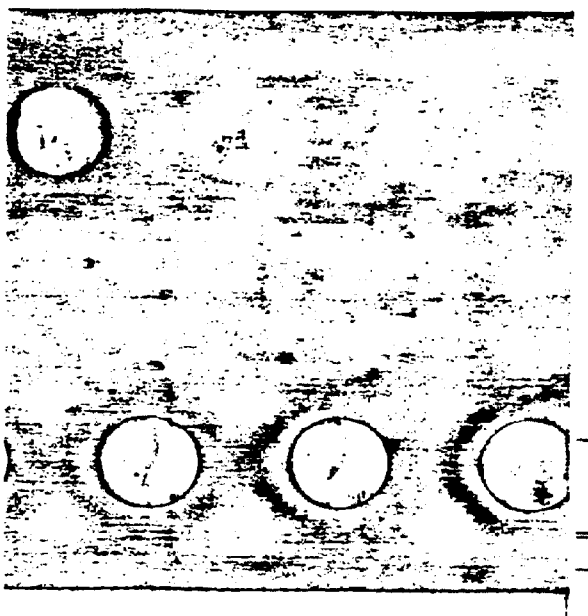
Subscribed and sworn to before me this **21st** day of **October, 1993.**

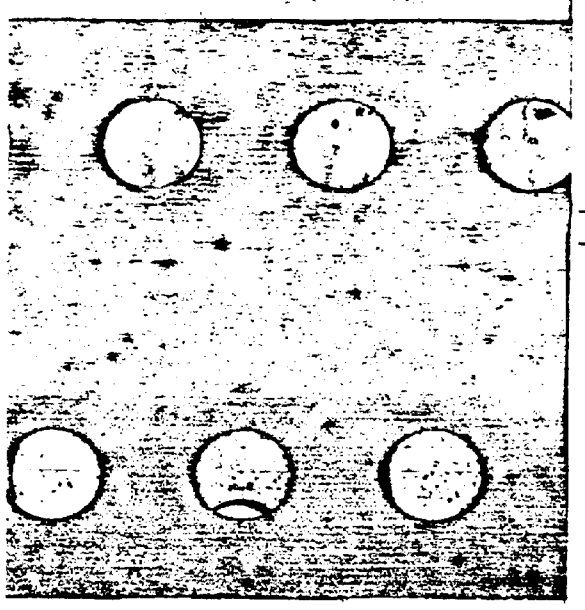
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	GMAC Mortgage Corp. 8360 Old York Road Elkins Park, PA 19117	328 Ocala Drive Nashvile, TN 37211 MAP PARCEL NUMBER 162-5-242





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9130 PAGE 698

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 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 8.00
TOTAL 275.03
CHECK 275.03 7316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79152
IDENTIF. ↑ REFERENCE

93 OCT 28 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

10/28/93 01 15:36 0001

No. 715125