MAP AND PARCEL:
149-03-112

This Instrument Prepared
From Information Furnished
by the Parties by:
Bolin and Ash, Attorneys
U. S. 41 South, Bolin Building
Smyrna, Tennessee 37167

Mail

NAME AND ADDRESS OF NEW OWNERS

Brian K. Engel and Joan M. Engel
2448 Scott Valley Drive
Nashville, TN 37217

NAME AND ADDRESS OF PERSON PAYING TAXES

Real Estate Financing, Inc.
605 South Perry Street
Montgomery, AL 36101

FOR AND IN CONSIDERATION of the sum of Forty-Nine Thousand One Hundred Seven and 37/100'S *** Dollars ($49,107.37), paid partially by cash and further by:

The assumption of an indebtedness to Mortgage Corporation of the South in the present principal amount owing of $46,607.37 secured by a Deed of Trust of record in Trust Book 7619, Page 183, Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of terms and conditions,

Victor E. Villa, Jr., has bargained and sold and does hereby transfer and convey unto Brian K. Engel and Joan M. Engel, husband and wife, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows:

SITUATED in Davidson County, Tennessee and being known and designated as all of Lot Number 9B on the Plan of Zone Lot Division EDGE-O-LAKE VILLA LOTS 9 THRU 15, as the same appears of record in Book 6900, Page 376 in the Register's Office of Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Victor E. Villa, Jr. by deed of record in Deed Book 7619, Page 181, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE Subject to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department as shown on subdivision plat of record in Plat Book 6900, Page 376; Restrictive Covenants of record in Book 6275, Page 449; Maintenance Agreement for Egress and Ingress of record in Book 6149, Page 138; all of record in the Register's Office of Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtances, estate and title thereunto belonging unto said Grantees herein, their heirs and assigns, forever.

And, Grantor does covenant with the said Grantees herein that he/she is/are lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as above noted. The 1993 property taxes will be prorated between the parties to date.

And, Grantor does further covenant and bind Grantor, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomever.

And I, Michelle Villa, spouse of Victor E. Villa, Jr., do hereby unite in this Instrument and agree to all the stipulations and provisions hereof, and grant, bargain, sell and convey unto the Grantees herein, their heirs or assigns, all my right, title, claim and interest of every kind, character and description whatsoever that I now have or may hereafter acquire as homestead, dower, equity of redemption, elective or distributive share or by any marital rights or otherwise in and to the property herein conveyed.

Possession of the property herein sold will be given to the grantees with deed.

IN WITNESS WHEREOF, Grantors have executed the foregoing on this 1st day of December, 1993.

Victor E. Villa, Jr.

Michelle Villa

State of Tennessee

Rutherford County

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Victor E. Villa, Jr. and wife, Michelle Villa, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND on this 1st day of December, 1993.

Notary Public

My Commission Expires: 2/22/94

DAVID G. HOLIN NOTARY AT LARGE STATE OF TENNESSEE

State of Tennessee

Rutherford County

I hereby swear or affirm that the actual consideration or the fair market value of the property transferred, which ever is greater, is $49,107.37.

Affiant

Sworn to and subscribed before me this
1st day of December, 1993.

Notary Public

My Commissions Expires: 2/22/94

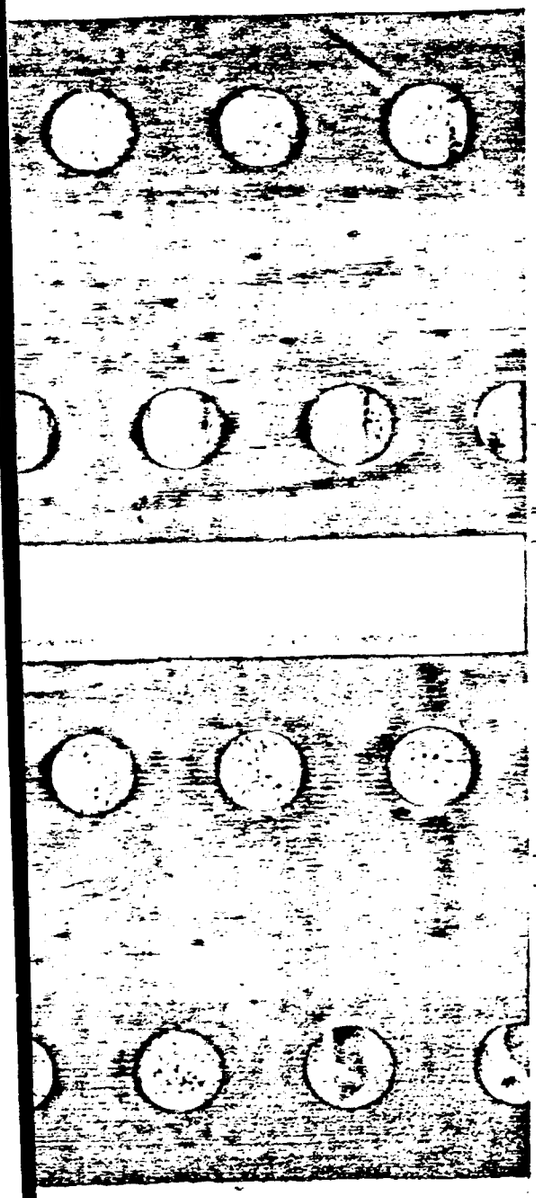
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DAVID G. HOLIN NOTARY AT LARGE STATE OF TENNESSEE

92331
IDENTIF. & REFERENCE

93 DEC -2 PM 1:56
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9151 12/02 0101 03CHECK 190.67



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

RECEIVED OF _____

FOR _____ BOOK 9172 PAGE 974

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 49107.37
				CON TX 181.67
				PRFEE 1.00
				WDEED 8.00
				TOTAL 190.67
				CHECK 190.67
			12/02/93 01	13:56 0001 9151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92331
IDENTIF. ↑ REFERENCE

93 DEC -2 PM 1:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 729222