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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 34752)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 93000.00

Eduardo W. Quesada
Affiant

Sworn and subscribed before me this
16th day of February, 1994.

Christy Wilkins Levy
Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Eduardo W. Quesada 103 Bonnie Briar Lane Nashville, TN 37212	PHH US Mortgage Corporation 6000 Atrium Way Mt. Laurel, New Jersey 08054	117-03-F-003.00 24W 15390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theodore Elliott Wiltsie, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eduardo W. Quesada, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 3 on the plan of Bonnie Briar, of record in Book 6900, page 423, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Theodore Elliott Wiltsie by deed from Harrison Development Company, Inc., of record in Book 7448, page 900, Register's Office for Davidson County, Tennessee.

SUBJECT to Covenants Conditions and Restrictions contained in instrument of record in Book 7341, page 525 and amended in Book 7426, page 659; and Book 7442, page 515, said Register's Office, and to all matters as shown on the herein referenced Plan of record in said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Marilyn M. Wiltsie, the spouse of Theodore Elliott Wiltsie, joins in this conveyance solely to convey any marital interest she may have in subject property.

19033 SEND TAX REFERENCE

This is improved property, known as: 103 Bonnie Briar Lane, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of February, 1994.

Theodore Elliott Wiltsie

Marilyn M. Wiltsie

State of Tennessee
County of Davidson

On this 16th day of February, 1994, before me the undersigned authority, personally appeared **Theodore Elliott Wiltsie and Marilyn M. Wiltsie,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires:

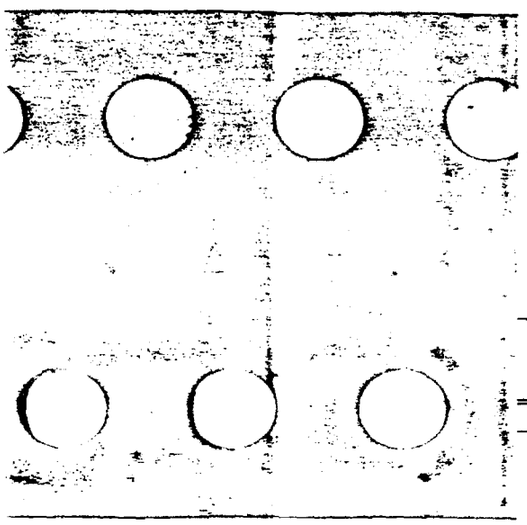
Christy Wilkins Levy
Notary Public

6987 02/17/94 03CHECO 353.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

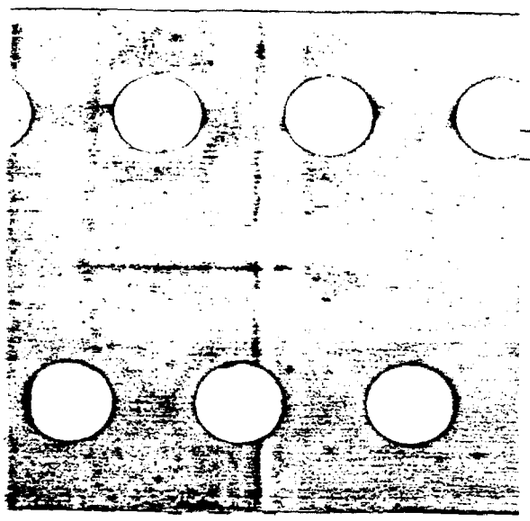
FOR _____

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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 93000.00
				CON TX 344.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 353.10
				CHECK 353.10
02/18/94	01			09:51 0001 6987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19033

IDENTIFICATION REFERENCE

No. 757895