27-B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Luis E. Morales]	Temple-Inland Mortgage Corporation]	MAP and PARCEL]
[ ]	Attn: Tax Dept.]	]
[253 Bart Drive]	301 Congress Avenue PO Bx 40]	162-03-0-104.00]
[Antioch, TN 37013]	Austin, Texas 78767]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sharon M. Wilson, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Luis E. Morales, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 47 on the Plan of Colewood Hills Subdivision, Section 1, of record in Book 4300, Page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 47 fronts 75 feet on the southerly margin of Bart Drive and runs back 164.88 feet on the easterly sideline and 146.64 feet on the westerly sideline, and measures 30.06 feet to a steel pin; thence 58.27 feet across the rear lot line.

BEING the same property conveyed to Joseph Henry Jones, Sr. and wife, Eleanor L. Jones by deed from Zack R. Cheek and wife, Evelyn T. Cheek of record in Book 4665, Page 157, Register's Office, Davidson County, Tennessee. The said Joseph Henry Jones, Sr. predeceased his wife leaving Eleanor L. Jones as the surviving tenant by the entirety. The said Eleanor L. Jones quitclaimed her interests in said property to her daughter, Sharon M. Wilson, by quitclaim deed recorded simultaneously herewith.

This is property with a common address of 253 Bart Drive, Antioch, TN 37013.

Grantor hereby warrants that she has never lived in the property herein conveyed as a married person.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4300, Page 130, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4548, Page 912, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $67,500.00]
[Luis E. Morales]
[Affiant]
[Subscribed and sworn before me this 25th day of February, 1994.]
[Notary Public]
[My Commission Expires: 7/23/94]

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **February, 1994.**

Sharon M. Wilson

Sharon M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sharon M. Wilson, married** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **25th** day of **February, 1994.**

Notary Public
My Commission Expires: 7/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **25th** day of **February, 1994.**

Notary Public
My Commission Expires:

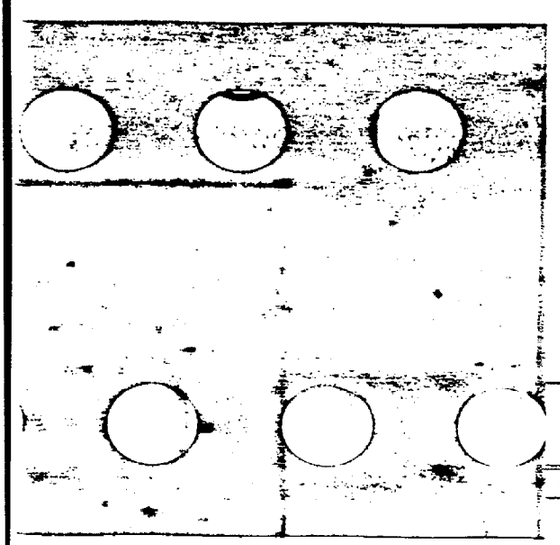
File No. 9402-046

9552 02/28 0101 03CHECK 258.75

94 FEB 28 AM 8:59

21423

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 920

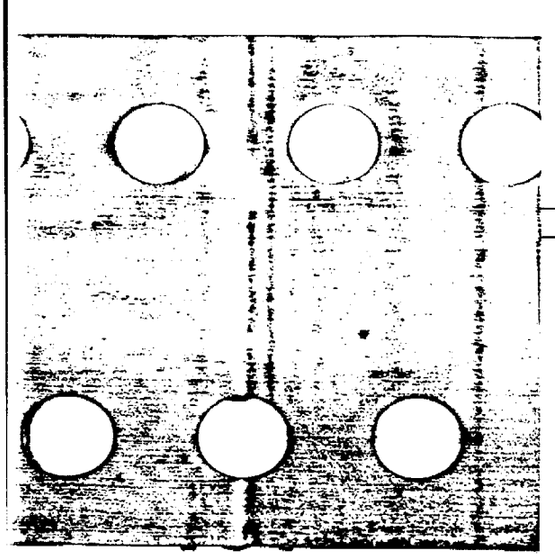
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

02/28/94 01 09:00 0001 9552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



21423
IDENTIF. & REFERENCE

FEB 28 AM 8:59

REGISTER
DAVIDSON CO. TN.

No.760427