Box 53

BOOK 9268 PAGE 92

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February 19 94

Notary Public MARY BIRTHRIGHT

MY COMMISSION EXPIRES November 23, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUIS F. MARTINEZ (NAME)	BarclaysAmerican/Mortgage Corporation (NAME)	MAP 042-07
728 SOUTH SUMMERFIELD DRIVE (ADDRESS)	5032 Parkway Plaza Blvd. Bldg. 8 (ADDRESS)	PAR 033
MADISON, TN 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ONOFRE R. RUFO AND WIFE, PERLA C. RUFO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUIS F. MARTINEZ AND WIFE, NANCY G. MARTINEZ

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 No. 77 on the Plan of Bonnie Brae, Section III, of record in Book 2854, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to ONOFRE R. RUFO AND WIFE, PERLA C. RUFO, by Deed of record in Book 4809, page 661, Register's Office for Davidson County, Tennessee.

ROY M. KABIGTING executes this instrument as Attorney-In-Fact for PERLA CAYABYAB RUFO AND ONOFRE BANDOING RUFO pursuant to Special Power of Attorney recorded simultaneously herewith.

PERLA C. RUFO is one and the same person as PERLA CAYABYAB RUFO.

ONOFRE R. RUFO is one and the same person as ONOFRE BANDOING RUFO.

23862 IDENTIF. ↑ REFERENCE

94 MAR -4 AM 9:04
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 728 SOUTH SUMMERFIELD DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of February 19 94

Perla C. Rufo
PERLA C. RUFO

Onofre R. Rufo
ONOFRE R. RUFO

BY: Roy M. Kabigting
ROY M. KABIGTING

BY: Roy M. Kabigting
ROY M. KABIGTING

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____ BOOK 9268 PAGE 93 a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, ROY M. KABIGTING, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Attorney-In-Fact for PERLA CAYABYAB RUFO & ONOFRE BANDOING RUFO and is authorized by PERLA CAYABYAB RUFO & ONOFRE BANDOING RUFO to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of February, 1994

NOTARY PUBLIC

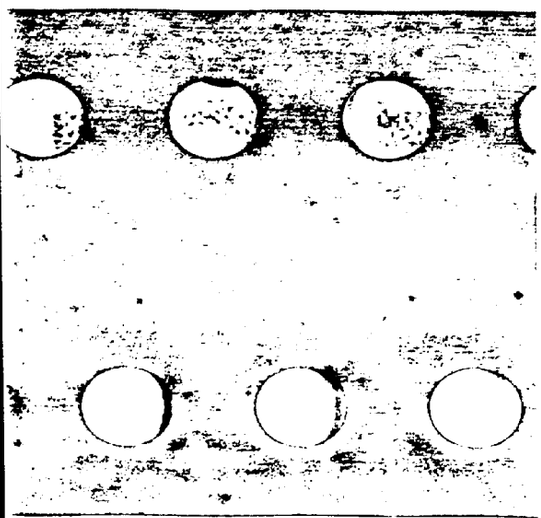
My Commission Expires: November 25, 1995

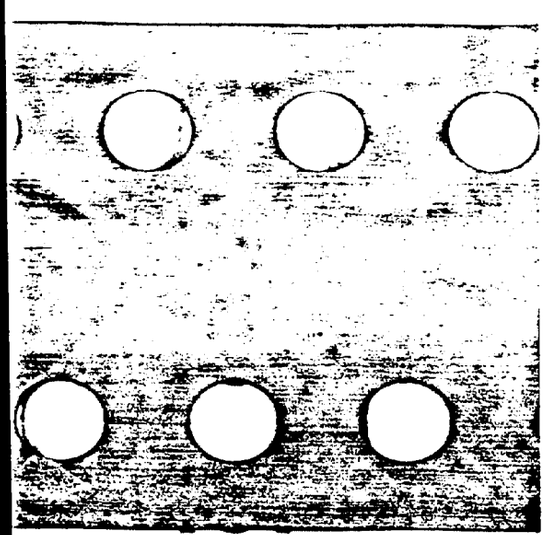
WARRANTY DEED
FROM

TO

RETURN TO:

7536 03/04 0101 03CHECK 364.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9268 PAGE 94

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	96000.00
			CON TX	355.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	364.20
			CHECK	364.20
		03/04/94	01	09:05 0001 7536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23862 IDENTIF. ↑ REFERENCE

94 MAR -4 AM 9:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762957