STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 314,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 94

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201 File #32250

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha D. Quintanilla (NAME)	CTX Mortgage Company (NAME)	MAP 142-9-C
920 General George Patton (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL 920
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	9D 23501

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, Emmett T. Wood, III and Julia W. Saunders, Heirs at Law of Emmett T. Wood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha D. Quintanilla and husband, Fred Quintanilla

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:

LAND in Davidson County, Tennessee, being described as Unit No. 920, together with the Carport designated No. 920-C, in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Emmett T. Wood and wife, Mildred B. Wood by deed from Haury & Smith Contractors, Inc. of record in Book 5752, Page 305, Register's Office for Davidson County, TN, the said Mildred B. Wood having since died leaving Emmett T. Wood as the surviving spouse, and the said Emmett T. Wood having since died leaving Emmett T. Wood, III, and Julia W. Saunders as the only surviving heirs at law.

The foregoing is the same legal description as appears in the previous deed of record.

( ) unimproved
(X) improved property, known as 920 General George Patton, Nashville, TN 37221
(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 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 15th day of March, 19 94

Emmett T. Wood, III

Julia W. Saunders by Emmett T. Wood, III Atty in Fact

Charles Wood Saunders by Emmett T. Wood, III Atty in Fact

BOOK 9286 PAGE 627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmett T. Wood, III et ux Sandra P. Wood

the bargainor S, with whom I am personally acquainted or 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 15th day of March, 19 94.

Commission expires 7/23/94

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

On this the 15th day of March, 1994, before me personally appeared Emmett T. Wood, III to me known to be the person who executed the foregoing instrument in behalf of Julia W. Saunders * as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Julia W. Saunders *.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1994.

*et vir, Charles Wood Saunders, Jr.

Notary Public

My Commission Expires: 7/23/94

WARRANTY DEED

FROM
Emmett T. Wood, III and Julia W. Saunders

TO
Martha D. Quintanilla and husband, Fred Quintanilla

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #32250

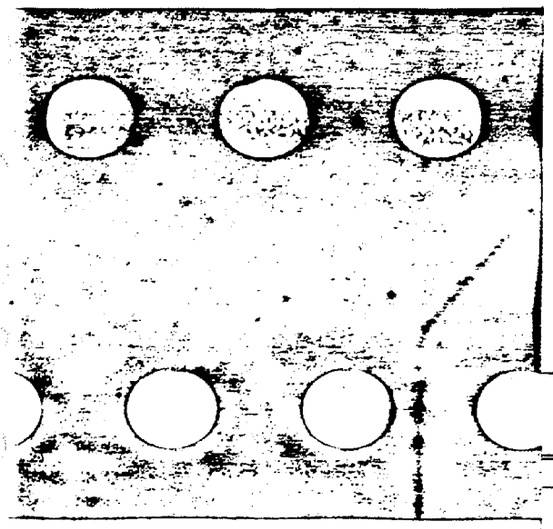
4794 03/22 0101 CKCHECK 434.13

94 MAR 22 PM 4:00

DAVIDSON COUNTY, TN.

30530

IDENTIF. & REFERENCE



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

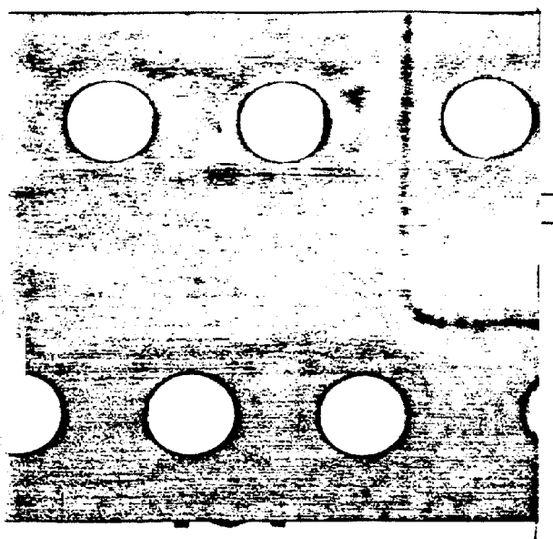
RECEIVED OF _____

FOR _____

BOOK 9286 PAGE 628

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 114900.00
CON TX 425.13
PRFEE 1.00
MISC 8.00
TOTAL 434.13
CHECK 434.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/22/94 01 16:00 0001 4794

30530
IDENTIF. ↑ REFERENCE

94 MAR 22 PM 4:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 770120