FILE NO. 32352 FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,404.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF MARCH, 94

Notary Public

MY COMMISSION EXPIRES: 1/25/94
(AFFIX SEAL)

BOOK 9300 PAGE 435

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID R. SEABORN et ux (NAME)	BAILEY MORTGAGE COMPANY (NAME)	150-6-110
3104 Towne Village Road (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 1389 (STREET ADDRESS)	2DX 4500
Antioch, TN. 37013 (CITY) (STATE) (P.O ZIP)	Jackson, MS. 39215-1389 (CITY) (STATE) (ZIP)	

FOR AND IN 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, JOSE' M. SANJURJO and wife, GALE C. SANJURJO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID R. SEABORN and wife, VICKI L. SEABORN,

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 Lot No. 32 on the Plan of Towne Village of the Country, Section 1, of record in Plat Book 5200, Page 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Jose' M. Sanjurjo and wife, Gale G. Sanjurjo by deed from Brian Desmarais and wife, Karen M. Tallman Desmarais of record in Book 8132, page 211, Register's Office for Davidson County, Tennessee.

9499 04/05 0101 03CHECK 276.88

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to BAILEY MORTGAGE COMPANY, of record in Book 7254, page 313, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( ) This is improved (X) property, known as 3104 Town Village Road, Antioch, Tennessee 37013
(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 31st day of March, 19 94

JOSE' M. SANJURJO GALE C. SANJURJO

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOSE' M. SANJURJO and wife, GALE C. SANJURJO

the bargainors, 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 31st day of March, 1994

Commission Expires 7/23/94

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

34890

IDENTIF. ↑ REFERENCE

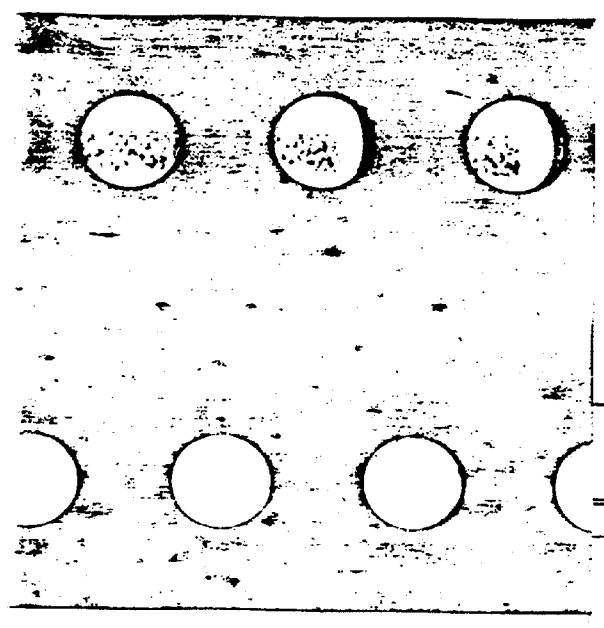
WARRANTY DEED

FROM

94 APR -5 AM 9:25

FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

TO



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

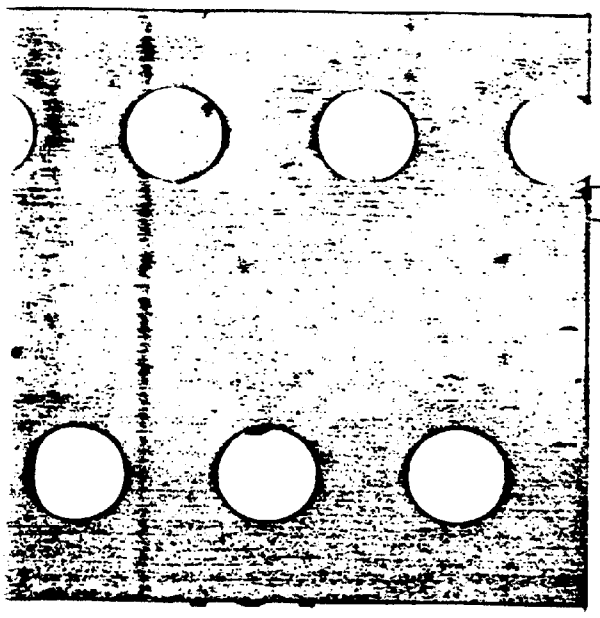
RECEIVED OF _____

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	72404.61
CON TX	267.88
PRFEE	1.00
WDEED	8.00
TOTAL	276.88
CHECK	276.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/05/94 01 09:26 0001 9499

34890

IDENTIF. ↑ REFERENCE

94 APR -5 AM 9:25

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

No. 774753