STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.

X Gary R Hernandez
AFFIANT

Sworn to and subscribed before me this 11th day of May, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-25-95.

THIS INSTRUMENT WAS PREPARED BY:

Ronald L. Stone
FINCH & McBROOM
211 Printer's Alley, Suite 502
Nashville, Tennessee 37201
615) 256-5335

PICK-UP

94 MAY 12 AM 11:01
ELLIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

94129
IDENTIF. & REFERENCE

Name and Address of A Property Owner	Name and Address of Person or Entity Responsible for payment of Real Property Taxes	Map-Parcel No.
Gary Hernandez 2711 Nolensville Road Nashville, TN 37211	-same-	Map 148-7 Parcel 112

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John P. Saad, Jr. and Phillis R. Saad, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Gary Hernandez and wife, Rita Hernandez hereinafter called 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. 858 on the Plan of Cherokee Hills, Section VIII, as of record in Book 3700, page 154, Register's Office for said County, described as follows:

BEGINNING at a point in the southeasterly margin of Rader Drive, common corner of Lots Nos. 858 and 859; thence with the line between said two lots southeasterly 98.5 feet; thence easterly 114.3 feet to a point in the easterly margin of Cherokee Place; thence with the curve of said margin northwesterly 120.0 feet; thence around a curve westerly 39.3 feet to a point in the southeasterly margin of Rader Drive; thence with said margin southwesterly 96.0 feet to the point of beginning.

BEING the same property conveyed to John P. Saad, Jr. and wife, Phillis R. Saad, by deed from Banner Construction

Company, a Tennessee corporation, of record in Book 4318, page 905, Register's Office for Davidson County, Tennessee, the said John P. Saad, Jr. and Phillis R. Saad having since divorced.

This conveyance is joined by Dorris Brent, the holder of a mortgage against said property, pursuant to a Deed of Trust, of record in Book 8547, page 976, Register's Office for said County, and pursuant to a separate agreement of the parties of even date, he has simultaneously herewith executed a Release of said Deed of Trust to allow the Grantors to convey said property free and clear of said encumbrance.

This is improved property, known as 121 Rader Drive, Antioch, Tennessee 37013.

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 HANDS as to each party on the date hereinafter shown.

JOHN P. SAAD, JR.	PHILLIS R. SAAD	DORRIS BRENT
4-26-94	April 25, 1994	5-11-94
DATE	DATE	DATE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN P. SAAD, JR., the bargainer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1994.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires JAN. 24, 1998

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Hickman)

Personally appeared before me, Brenda Regan, a Notary Public in and for said County and State, the within named PHILLIS R. SAAD, the bargainer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25 day of April, 1994.

Brenda Regan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-16-96.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DORRIS BRENT, the bargainer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

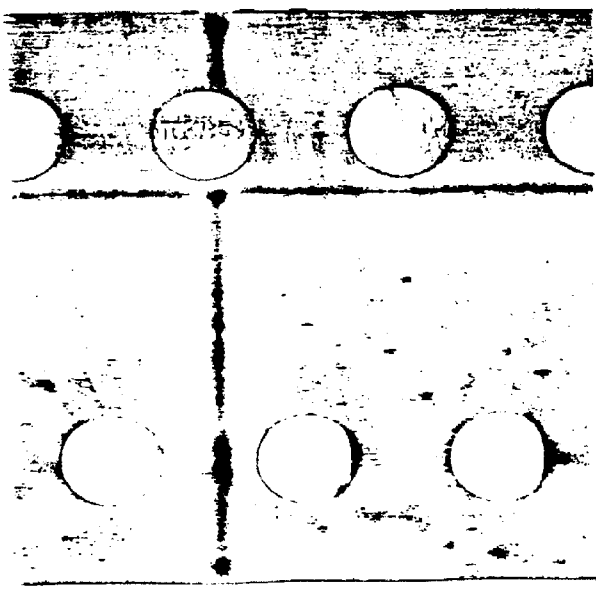
Witness my hand and official seal at Nashville, Tennessee, this the 11 day of May, 1994.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-25-95.

5351 05/12 0101 03CHECK 68.50

1:042294.3



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

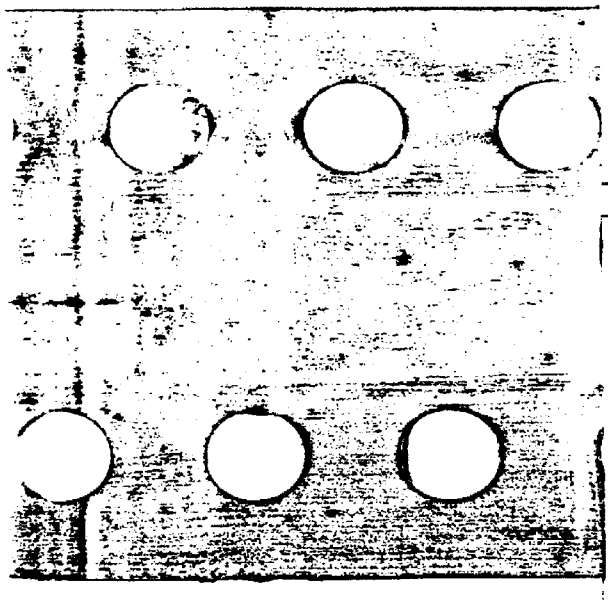
BOOK 9343 PAGE 38

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

05/12/94 01 11:01 0001 5351



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49429
IDENTIF. & REFERENCE

94 MAY 12 AM 11:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 790389