50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9353 PAGE 311

ADDRESS NEW OWNER:
Carlos Trevino and Yolanda M. Trevino
2706 Emery Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 96-09
GROUP
PARCEL 37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael Andrew Kernan, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Carlos Trevino and wife, Yolanda M. Trevino, 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. 22 on the Plan of Meadowview Acres of record in Book 2133, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael Andrew Kernan, an unmarried person by deed from John T. Holland, II and wife, Kellie L. Holland dated , as of record in Book 7036, page 247, Register's Office for Davidson County, Tennessee.

This is improved property known as 2706 Emery Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes which are a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 2144, page 517, said Register's Office.
3. Plan of record in Book 2133, page 50, which shows an Owner's Certificate a 60 foot mininium building setback from Emery Drive, and a 10 foot easement, along the northerly or rear line of the lot for public utilites, in said Register's Office.
4. Subject to an Avigation Easement of record in Book 9353, page 309, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carlos Trevino and wife, Yolanda M. Trevino, their heirs and

assigns, forever; and I, Michael Andrew Kernan, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of May, 1994.

Michael Andrew Kernan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Andrew Kernan, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,500.00.

Carla Sierra by Yolanda M. Sierra attorney in fact
Yolanda M. Sierra 5-16-94

AFFIANT

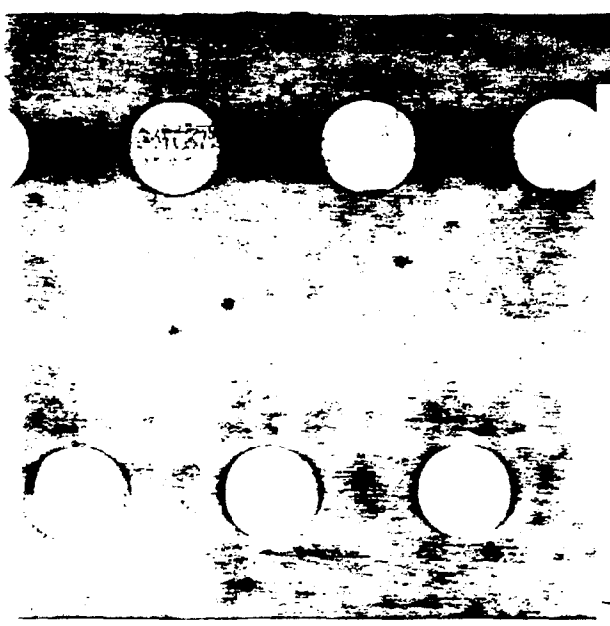
Subscribed and sworn to before me this 16th day of May, 1994.

NOTARY PUBLIC
My Commission Expires: 5-24-97

52902
IDENTIFICATION REFERENCE

94 MAY 23 AM 11:26
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 23 AM 11 [illegible] 299.00



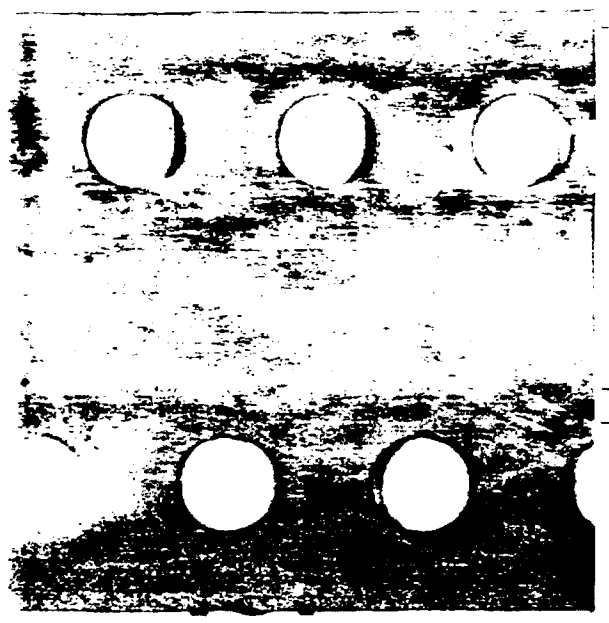
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9353 PAGE 313

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	78500.00
CON TX	290.45
PRFEE	1.00
MTEED	8.00
TOTAL	299.45
CHECK	299.45

05/23/94 01 11:26 0001 9169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52902
IDENTIFICATION REFERENCE

94 MAY 23 AM 11:26

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

No. 794166