BOOK 9379 PAGE 744

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF June 19 94.
Notary Public
MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gustavo Pallares (NAME)	Standard Mortgage	MAP 148-15
4978 Barella Drive (ADDRESS)	Suite 100 (NAME) 5775D Peachtree-Dunwoody Rd (ADDRESS)	PARCEL 76
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30342 (CITY) (STATE) (ZIP)	5DU60904

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, Henry H. Sanders and wife, Yvette L. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gustavo Pallares and wife, Eva Pallares

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. 26 on the Plan of Haywood Hills, Section One, of record in Book 4460, page 156, as amended in Book 5401, page 898, both in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry H. Sanders and wife, Yvette L. Sanders by deed from James M. Bradfield and iwfe, Karen K. Bradfield of record in Book 6997, page 681, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4691, page 667; and Book 4851, page 461, said Register's Office.

This conveyance is subject to any and all existing easements of record.

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

Grantees herein agree to assume the balance of an indebtedness to Standard Mortgage Corporation secured by a Deed of Trust of record in Book 6997, page 684, and re-recorded in Book 7042, page 576, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 4978 Barella Drive, Antioch, TN 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 14th day of June 19 94

Henry H. Sanders
Henry H. Sanders

Yvette L. Sanders
Yvette L. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry H. Sanders and wife, Yvette L. Sanders

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 14th day of June 19 94.

Commission expires 5-24-97

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

IDENTIF. → REFERENCE

61531

94 JUN 16 AM 9:16

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 35.15 3.01 33C-ECK

212.50



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

RECEIVED OF _____

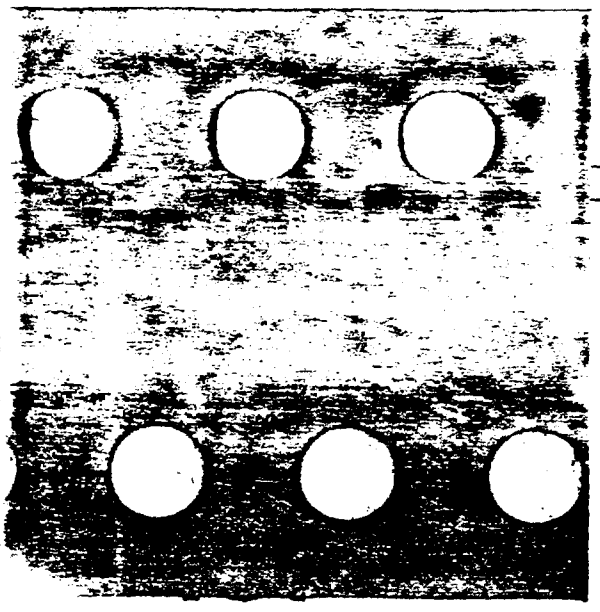
FOR _____

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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 55000.00
				CON TX 203.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 212.50

CHECK 212.50
06/15/94 01 09:15 0001 6618



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61531
IDENTIF. ↑ REFERENCE

94 JUN 16 AM 9:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 803358