Book 1

Special Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,861.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 19 94

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

BOOK 9411 PAGE 281

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Brown	NEW OWNER	058-120
(NAME) 686 Putnam Drive	(NAME)	30-00
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Mundaca Investment Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances Brown, unmarried

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. 196 on the Plan of Royal Hills, Section 3, of record in Plat Book 4860, Page 47, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mandaca Investment Corp. by deed of record in Book 8874, Page 415, Register's Office for Davidson County, Tennessee.

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

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 futher covenant and bind ourselves, our heirs and representatives, to warranty and forever defend the title to the said land only to the extent and from the date of the GRANTOR acquired the subject property (being Lot 196 on the Plan of Royal Hills, Section 3.) 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.

unimproved ( )
This is improved (XX) property, known as 686 Putnam Drive, Nashville, TN 37218
(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 futher covenant and bind ourselves, our heirs and representatives, to warranty and forever defend the title to the said land only to the extent and from the date of the GRANTOR acquired the subject property (being Lot 196 on the Plan of Royal Hills, Section 3.) 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 my hand this 14th day of July 1994

Mundaca Investment Corporation

By:

Gail Wetzel, Vice President

DCTNCHWC

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 instrument for the purposes therein contained. Witness my hand and official seal at _____ Antioch, Tennessee, this 14th day of July 19 94.

Commission expires October 9, 1995

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gail Wetzel and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Mundaca Investment Corporation the within named bargainor, and corporation, and that he as such Vice President 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 Gail Wetzel as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tenn. on this the 14th day of July 19 94.

My commission expires October 9, 1995

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

72474

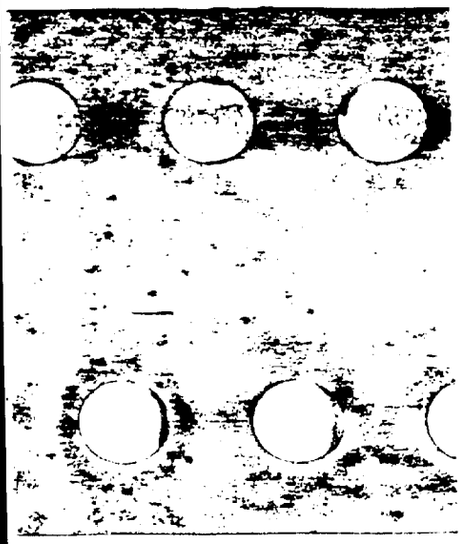
IDENTIFICATION REFERENCE

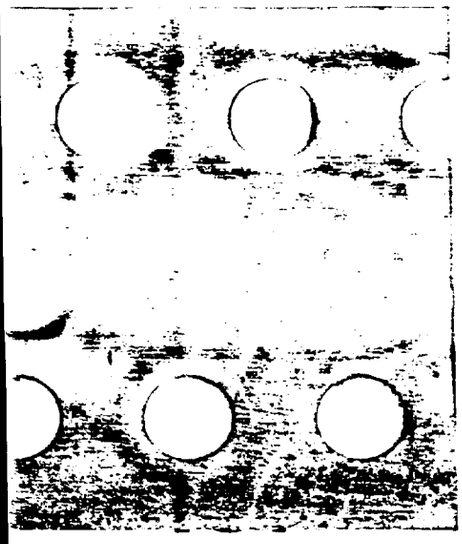
94 JUL 19 AM 10:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3454 07/19 0101 03CHECK

19.73

DOTNOTWO





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 2861.00
				CON TX 10.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 19.73
				CHECK 19.73
07/19/94	01			10:52 0001 8454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72474
IDENTIFICATION REFERENCE

94 JUL 19 AM 10:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 815042