This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9520PG767

ADDRESS NEW OWNER:
Laura Pena Martinez
3312 Oak Trees Court
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Bank of TN, FSB
101 West Lincoln Street
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 150-7
PARCEL 359
02DX04988

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wesley C. Witten hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Laura Pena Martinez, Unmarried, hereinafter called the Grantee, her 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. 55B on the plan of Zone Lot Division Lots 22 & 55 Lakeshore Woods, Section 2, of record in Book 5200, page 608, as amended in Book 5800, page 370, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 55B fronts 27.6 feet on the southerly margin of Oak Trees Court and extends back 133.50 feet on the westerly line and 133.50 feet on the easterly line to a dead line in the rear, measuring 26.65 feet thereon.
>
> Being the same property conveyed to Wesley C. Witten, by deed from Our Investments, a Partnership of record in Book 7358, Page 33, Register's Office for Davidson County, Tennessee.
>
> J. Michele Witten joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Tennessee Housing Development Agency of record in Book 7358, Page 36, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 6063, Page 351, Book 6112, page 546, both made applicable in Book 6230, page 385; Book 6234, page 140, and such easements and setback lines of record in Plat Book 5200, Page 597 and as amended in Book 5200, Page 370, said Register's Office.

This is improved property known as 3312 Oak Trees Court, Antioch, TN 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 Laura Pena Martinez, Unmarried, her heirs and assigns, forever; and we, Wesley C. Witten and wife, J. Michele Witten 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, her 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 our hands this the 14th day of November, 1994.

Wesley C. Witten

J. Michele Witten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wesley C. Witten and wife, J. Michele Witten 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 58,729.58.

AFFIANT

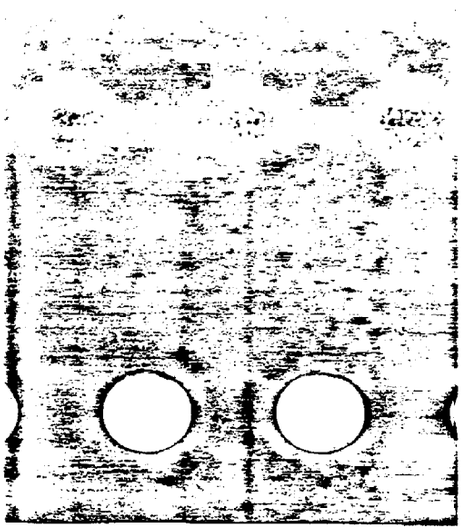
Subscribed and sworn to before me this 14th day of November, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

4093 11/15 0101 03CHECK 226.30

09012
IDENTIF. & REFERENCE

94 NOV 15 PM 12:18
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

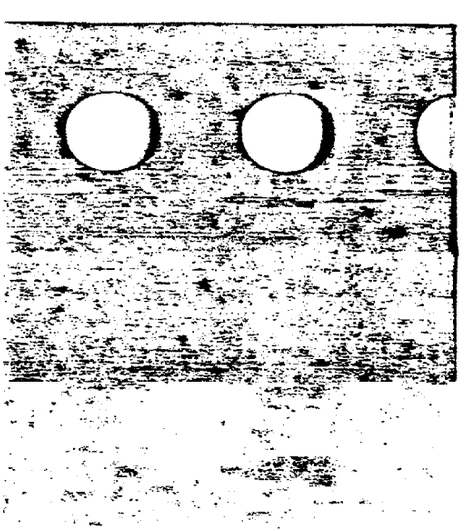
RECEIVED OF _____

FOR _____

BOOK 9520 PG 759

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	58729.58
CON TX	217.30
PRFEE	1.00
WDEED	8.00
TOTAL	226.30
CHECK	226.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4093

09012
IDENTIF. & REFERENCE

94 NOV 15 P1:12:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 854170