BOOK 9536 PG 541

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,574.41

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce H. Bynum, II (NAME)	Temple-Inland Mortgage Corp. (NAME)	MAP 165
709 Pepperwood Court (ADDRESS)	P.O. Box 40 (ADDRESS)	GROUP 13-0-A
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Austin, TX 78767 (CITY) (STATE) (ZIP)	PARCEL 62CO

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, Richard Delgado and wife, Elizabeth Delgado

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royce H. Bynum, II and wife, Teresa L. Bynum

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. 348, on the plan of Peppertree Forest, Section Four, of record in Plat Book 7900, Page 426, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard Delgado and wife, Elizabeth Delgado by deed from Allen Earps and wife, Betty Earps, of record in Book 8832, Page 222, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8703, Page 462, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Richard Delgado and Elizabeth Delgado, husband and wife, to Rema Nance, Trustee, for Temple-Inland Mortgage Corporation, dated December 31, 1992, and filed for record in Book 8832, Page 225, Register's Office for said County, with an unpaid principal amount of approximately $ 68,574.41, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 709 Pepperwood Court, 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 29th day of November 19 94

Richard Delgado

Elizabeth Delgado

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Delgado and wife, Elizabeth Delgado

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 29th day of November, 1994.

Commission expires May 24, 1997

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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

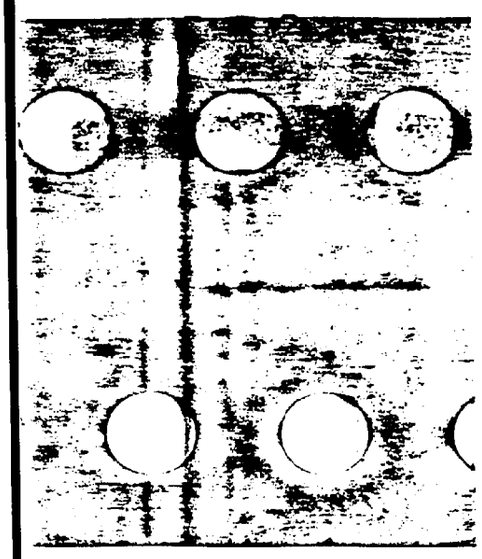
94 DEC -2 PM 1:24
DAVIDSON COUNTY, TN.

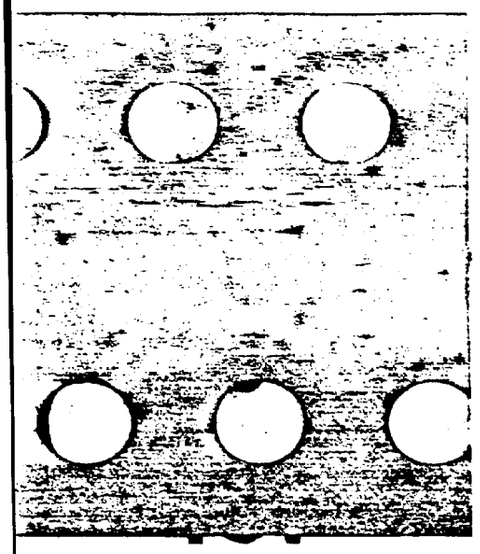
114085

IDENTIFICATION REFERENCE

9587 12/02 0101 03CHECK

292.42





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 76574.41
CON TX 283.42
PRFEE 1.00
WDEED 8.00
TOTAL 292.42
CHECK 292.42

12/02/94 01 13:25 0001 9587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14085
IDENTIF. & REFERENCE

94 DEC -2 PM 1:25

REGISTER
DAVIDSON COUNTY, TN.

No. 859600