BOOK 9570 PG 627

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

F. W. Menchaca
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
F. W. Menchaca (NAME)	Countrywide Funding Corporation (NAME)	MAP 108
912 Carlisle Court South (ADDRESS)	P.O. Box 10225 (ADDRESS)	GROUP 4-0-A
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0225 (CITY) (STATE) (ZIP)	PARCEL 49

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, Michael C. Britton and wife, Alice M. Britton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. W. Menchaca and wife, Helen Menchaca

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. 99, on the plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326, 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 Michael C. Britton and wife, Alice M. Britton by deed from Frank Batson Homes, Inc., of record in Book 8736, Page 13, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8067, Page 792, Book 8495, Page 757, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Michael C. Britton and wife, Alice M. Britton, to Claire B. Murray, Trustee, for Countrywide Funding Corporation, dated September 21, 1992, and filed for record in Book 8736, Page 16, Register's Office for said County, with an unpaid principal amount of approximately $ 99,365.45, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

25131

IDENTIF. & REFERENCE

95 JAN 13 AM 9:

DAVIDSON COUNTY, TN.

( ) Unimproved
(X) This is improved property, known as 912 Carlisle Court South, Nashville, TN 37214
(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 10th day of January 19 95

Michael C. Britton

Alice M. Britton

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 Michael C. Britton and wife, Alice M. Britton

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 10th day of January, 19 95.

Commission expires March 25, 1995

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____.

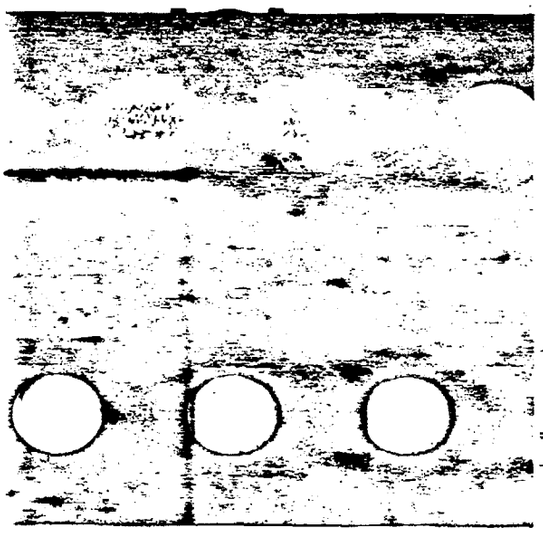
Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

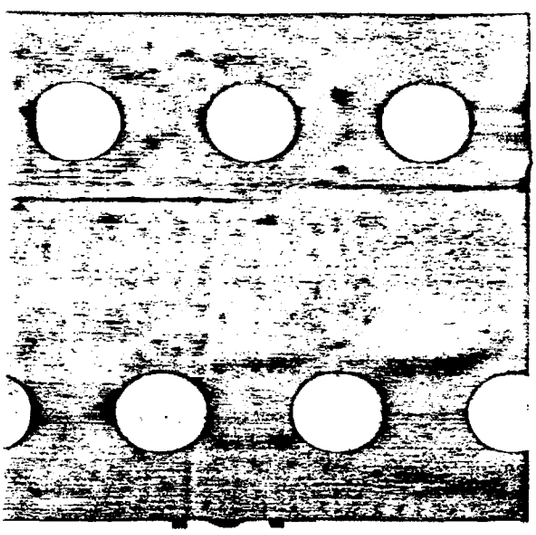
My commission expires _____

Notary Public

1804 01/13 0101 03CHECK

447.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9570 PG 629

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 118500.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
TOTAL 447.45
CHECK 447.45

01/13/95 01 09:33 0001 1804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25131
IDENTIF. ↑ REFERENCE

95 JAN 13 AM 9:33

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

No. 871646