This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9617 PG 170

ADDRESS NEW OWNER:
Alvaro Fonseca
3135 Boulder Park Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 N. Fairway Drive
Vernon Hills, IL 60061

MAP AND PARCEL:
MAP 96-15
GROUP
PARCEL 39

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, we, Tommy L. Brame Jr. and wife, Julia C. Brame, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alvaro Fonseca, hereinafter called the Grantee, his 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. 4 on the Plan of Hickory Bend, Section 3, of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tommy L. Brame Jr. and wife, Julia C. Brame by deed from William O. Creecy, Jr., unmarried, as of record in Book 7327, page 224, Register's Office for Davidson County, Tennessee.

This is improved property known as 3135 Boulder Park Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. All matters as shown on the plan of record in Book 3600, page 42, said Register's Office.
3. Restrictive covenants of record in Book 3341, page 265 and in Book 3642, page 478, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alvaro Fonseca, his heirs and assigns, forever; and we, Tommy L. Brame Jr. and wife, Julia C. Brame, 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, his 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.

BOOK 9617 PG 171

Witness our hands this the 10th day of March, 1995.

Tommy L. Brame Jr.

Julia C. Brame

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tommy L. Brame Jr. and wife, Julia C. Brame, 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 10th day of March, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 62,500.00.

AFFIANT

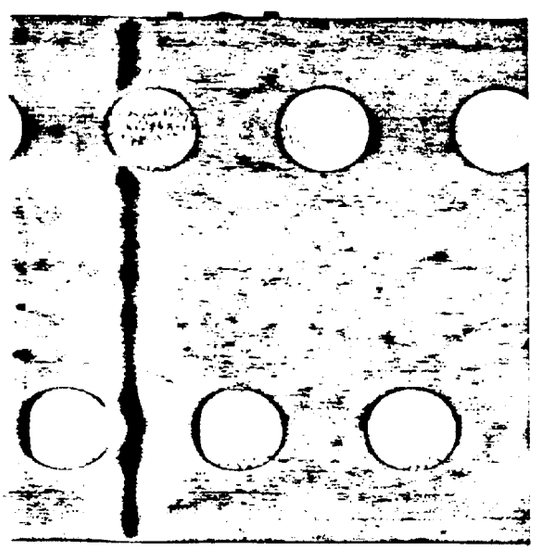
Subscribed and sworn to before me
this 10th day of March, 1995.

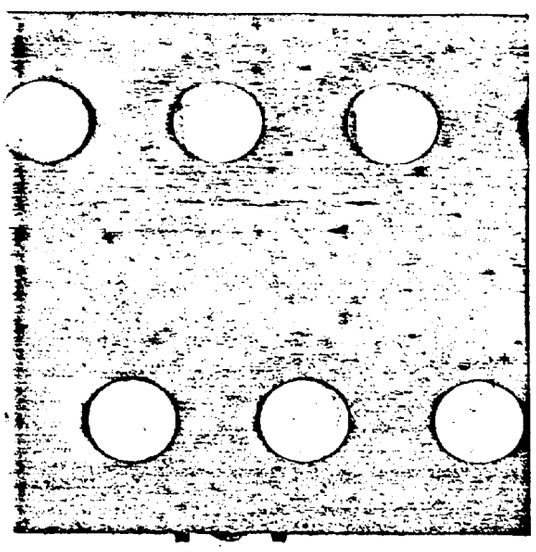
NOTARY PUBLIC
My Commission Expires: Nov 20 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

41541
IDENTIFICATION REFERENCE
95 MAR 13 AM 10:56
FELIX E. DAVIDSON COUNTY, TN.

9806 03/13 0101 03CHECK 240.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9617 PG 172

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 62500.00
CON TX 231.25
PRFEE 1.00
MDEED 8.00
TOTAL 240.25
CHECK 240.25

03/13/95 01 10:57 0001 9806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41541
IDENTIF. ↑ REFERENCE

95 MAR 13 AM 10:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 889412