STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
31st DAY OF March, 95

Notary Public

MY COMMISSION EXPIRES: February 27, 1996
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everardo Miranda (NAME)	STM Mortgage Company (NAME)	MAP 142-15
411 Sun Valley West (ADDRESS)	2355 Stemmons Freeway (ADDRESS)	GROUP D
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75207 (CITY) (STATE) (ZIP)	PARCEL 6.00

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, Charles Britt Hardy and Peter Treilobs and wife, Carol M. Treilobs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everardo Miranda and wife, Martha Miranda

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. 6, Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

For source of title reference is made to Book 7764, Page 572, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of Sun Valley Townhomes, of record in Book 7422, Page 977, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7764, Page 575, Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

unimproved ( )
This is improved (X) property, known as 411 Sun Valley West, Nashville, Tennessee 37221
(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 my hand this 31st day of March, 19 95

Charles Britt Hardy

Carol M. Treilobs

Peter Treilobs by Carol M Treilobs Attorney in Fact

First Data Systems, Inc.

BOOK 9639 PG 123

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 Charles Britt Hardy

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 Nashville, Tennessee, this 31st day of March, 19 95

Commission expires 2-27-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared 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

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MAIL ENV

STATE OF VIRGINIA
COUNTY OF Campbell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol M. Treilobs the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Lynchburg, Virginia, this 27th day of March, 1995.

My Commission expires: 2/28/97

Notary Public

VIVIAN H. HUBBARD NOTARY PUBLIC VIRGINIA MY COMMISSION EXPIRES 2/28/97

STATE OF VIRGINIA
COUNTY OF Campbell

On this 27th day of March, 1995, before me personally appeared Carol M. Treilobs, to me known to be the person who executed the foregoing instrument in behalf of Peter Treilobs, and acknowledged that she executed the same as the free act and deed of Peter Treilobs.

My Commission expires: 2/28/97

Notary Public

VIVIAN H. HUBBARD NOTARY PUBLIC VIRGINIA MY COMMISSION EXPIRES 2/28/97

Page 2 of 2

WARRANTY DEED

FROM
Charles Britt Hardy and Peter Treilobs and wife, Carol M. Treilobs

TO
Everardo Miranda and wife, Martha Miranda

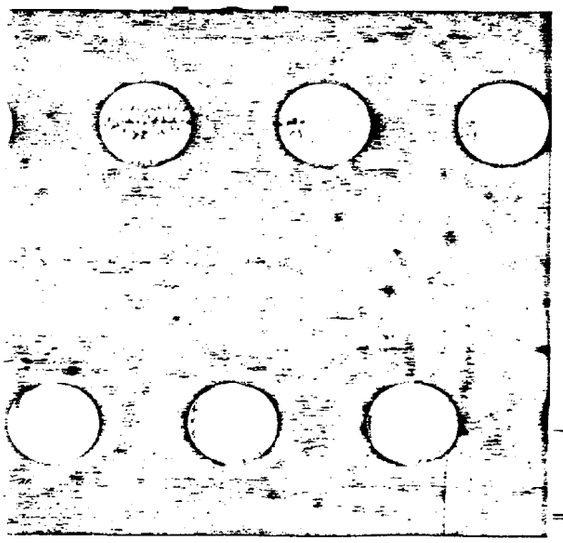
RETURN TO:
Leon Sharber, Attorney
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217

MAP 94 PARCEL 101 CONTROL MAP

$23.50

19168

RECEIVED FOR REFERENCE



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

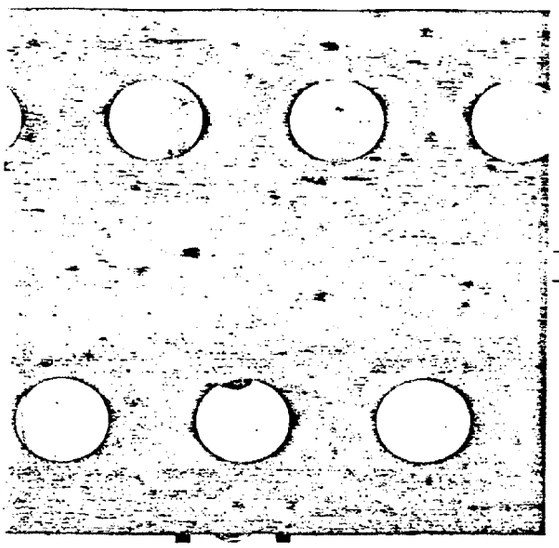
RECEIVED OF _____

FOR _____

BOOK 9639 PG 124

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	85000.00
CON TX	314.50
PRFEE	1.00
	9.00
TOTAL	323.50
CHECK	323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/06/95 01 09:17 0001 3242

49168
IDENTIF. & REFERENCE

95 APR -6 AM 9:18

REGISTER
DAVIDSON CO. TN.

No. 897761