BOOK 9707PG354

This Instrument Prepared by:
Mitch Grissim & Associates
J. Mitchell Grissim, Jr.
325 Union Street
Nashville, TN 37201
(615) 356-6318

3164 06/20 0101 01CASH 239.07

ADDRESS NEW OWNER:
Michael Oquendo et ux
2704 Mossdale Drive
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
3451 Hammond Avenue
Waterloo, Iowa 50704

MAP AND PARCEL:
MAP 136-13
PARCEL 77
2DX-01193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sylvia M. Cunningham, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael Oquendo and wife Phyllis Oquendo, hereinafter called the Grantee, 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. 540, on the Plan of Edge-O-Lake Estates, Section 13, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Sylvia M. Cunningham by deed from Valerie Payne of record in Book 8995, Page 491, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record. Grantee hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by GMAC Mortgage Corporation of record in Book 7081, Page 809, 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 and insurance to be transferred to Grantee.

This conveyance is subject to restrictions of record in Book 4268, Page 302, and such easements and setback lines of record in Plat Book 4175, Page 33, said Register's Office.

This is improved property known as 2704 Mossdale Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael Oquendo and wife Phyllis Oquendo, heirs and assigns, forever; their and I, Sylvia M. Cunningham, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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.

Walter Cunningham, the spouse of Sylvia M. Cunningham, joins in this conveyance for the purpose of conveying any spousal or marital interest he may have in this property to Michael Oquendo and wife Phyllis Oquendo.

0071803
IDENTIF. & REFERENCE

95 JUN 20 PM 2:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Witness our hands this 16th day of February, 1995. BOOK 9707 PG 356

Sylvia M. Cunningham

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Sylvia M. Cunningham, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of February, 1995.

Barbara Lyn Krautheim
Notary Public

My commission expires: 11-30-98

Witness our hands this 15 day of February, 1995.

Walter Cunningham

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Walter Cunningham, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of February, 1995.

Susan Cline
Notary Public

My commission expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

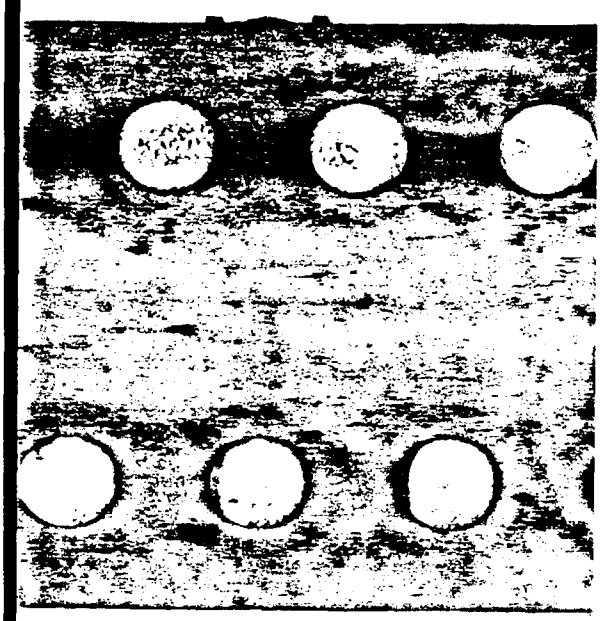
The actual value or consideration, whichever is greater for this transfer is $61,144.64

Sylvia Cunningham
Affiant

Subscribed and sworn to before me this 16th day of February, 1995.

Barbara Lyn Krautheim
Notary Public

My commission expires:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

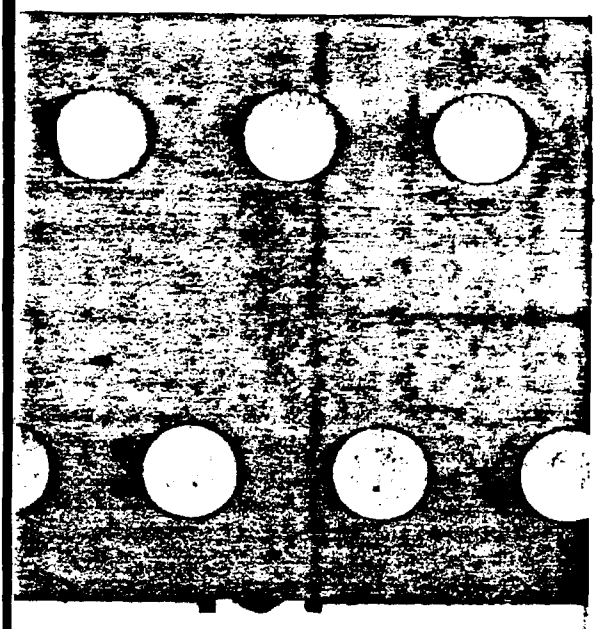
FOR _____

BOOK 9707 PG 357

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 61144.64



CAMT	61144.64
CON TX	226.07
PRFEE	1.00
WDEED	12.00
TOTAL	239.07
CASH	239.07

06/20/95 01 14:04 0001 3164

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071803 IDENTIF. ↑ REFERENCE

95 JUN 20 PM 2:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922382