BOOK 9721 PG 895 Exh 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,982.89

/s/ Alfonso Olguin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 95

Laura A. Beasley
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN. LAURA A. BEASLEY

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfonso Olguin (NAME)	BancPlus Mortgage Corp. (NAME)	MAP 133-6
3705 Yelton Drive (ADDRESS)	P.O. Box 47524 (ADDRESS)	PARCEL 174
Nashville, TN 37211 (CITY) (STATE) (ZIP)	San Antonio, TX 78265-6016 (CITY) (STATE) (ZIP)	6DA56920

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, Kenneth W. Carpenter and Joyce Sue Carpenter Bradford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfonso Olguin

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. 39, Leonard Heights, of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth W. Carpenter and wife, Joyce Sue Carpenter (they having been granted a divorce in Circuit Court Davidson County Docket No. 93-D473) by deed from Robert C. Garner, Jr. and wife, Mary C. Garner of record in Book 7050, page 69, Register's Office for Davidson County, TN. Joyce Sue Carpenter now being Joyce Sue Bradford.

Subject to restrictions of record in Book 2346, page 291, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Grantee(s) herein agree to assume the balance of an indebtedness to Troy & Nichols, Inc. secured by a Deed of Trust of record in Book 7050, page 72, and assigned to BancPlus Mortgage Corp. of record in Book 8831, page 137, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 3705 Yelton Drive, Nashville, TN 37211
(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 June 19 95

/s/ Kenneth W. Carpenter
Kenneth W. Carpenter

/s/ Joyce Sue Carpenter Bradford By Kenneth W. Carpenter, ATTY IN FACT
Joyce Sue Carpenter Bradford by Kenneth W. Carpenter by Power of Attorney recorded simultaneous herewith

BOOK 9721 PG 896

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 Kenneth W. Carpenter

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 _____ day of June 19 95.

Commission expires 11/22/97

Laura A Beasley
Notary Public

LAURI A. BEASLEY 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 29, 1995 before me personally appeared Kenneth W. Carpenter to me known to be the person who executed the foregoing instrument in behalf of Joyce Sue Carpenter Bradford and acknowledged that he executed same as the free act and deed of said Joyce Sue Carpenter Bradford for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June 1995.

My Commission Expires:

11/22/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A Beasley
Notary Public

IDENTIF. + REFERENCE

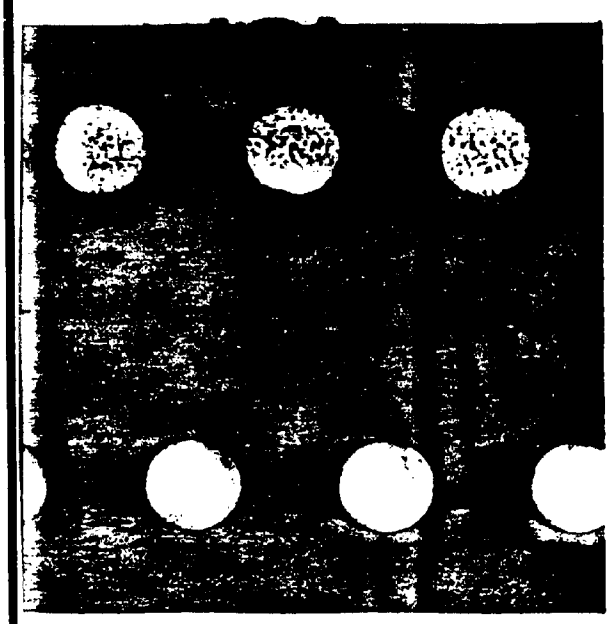
00076219

95 JUL -5 PM 12:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0012 07/05 0101 03CHECK

245.74



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

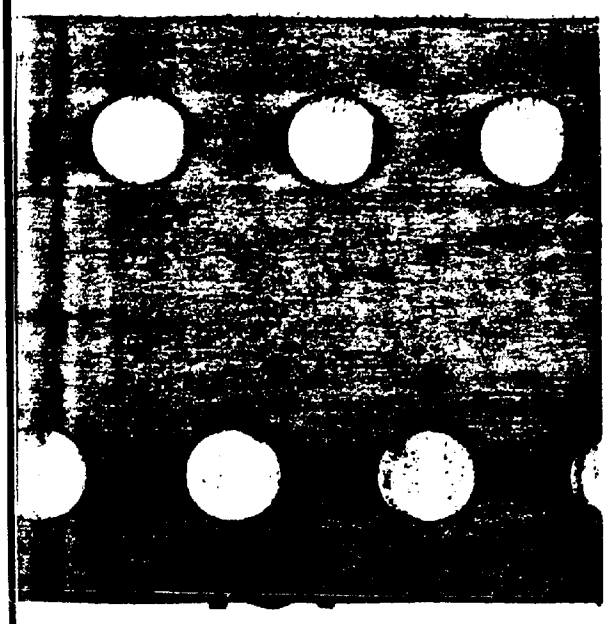
RECEIVED OF _____

FOR _____

BOOK 9721 PG 897

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 63982.89
CON TX 236.74
PRFEE 1.00
WDEED 8.00
TOTAL 245.74
CHECK 245.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/95 01 12:29 0001 0012

00762 19
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 12: 28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927158