BK/ 9733 PG 665

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 19 95

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

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
Armando Jarquin Lopez	America's Wholesale Lender	MAP 119-6
(NAME)	(NAME)	
20 Peachtree Street	155 N. Lake Ave.; P.O. Box 7137	PARCEL 280
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Pasadena, CA 91109-7137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Diane Lynne Sans and husband, Billy Sans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Armando Jarquin Lopez and wife, Felipa ~~Barragan~~ Lopez Barragan

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. 38, on the plan of Rosewood Estates, Section I, of record in Plat Book 4955, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 56.00 feet on the northerly margin of Peachtree Street and runs back between lines of 148.20 feet on the westerly side and 162.57 feet on nthe easterly side to a dead line in the rear of 82.31 feet thereon.

BEING the same property conveyed to Diane Lynne Sans by Quitclaim Deed from Billy Sans, of record in Book 7362, Page 591, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5110, Page 595, Book 5196, Page 669, and Book 5264, Page 398, Register's Office for said County.

The said Billy Sans joins in this conveyance to convey any and all marital interest he may have in said property.

[illegible] 375.00

unimproved ( )
This is improved (X) property, known as 20 Peachtree Street, Nashville, TN 37210
(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 14th day of July 19 95

Diane Lynne Sans
Diane Lynne Sans

Billy Sans
Billy Sans

BK 9733 PG 663

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 Diana Lynne Sans and husband, Billy Sans

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 14th day of July, 19 95.

Commission expires May 24, 1997

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 _____.

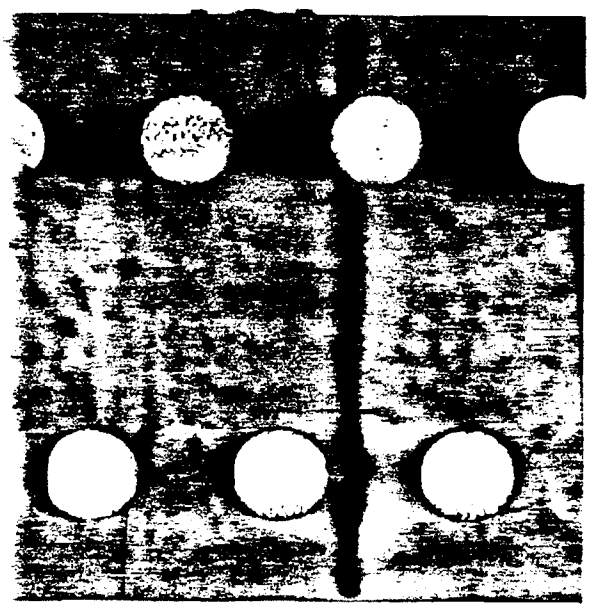
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

95 JUL 18 PM 3:21

REGISTER



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

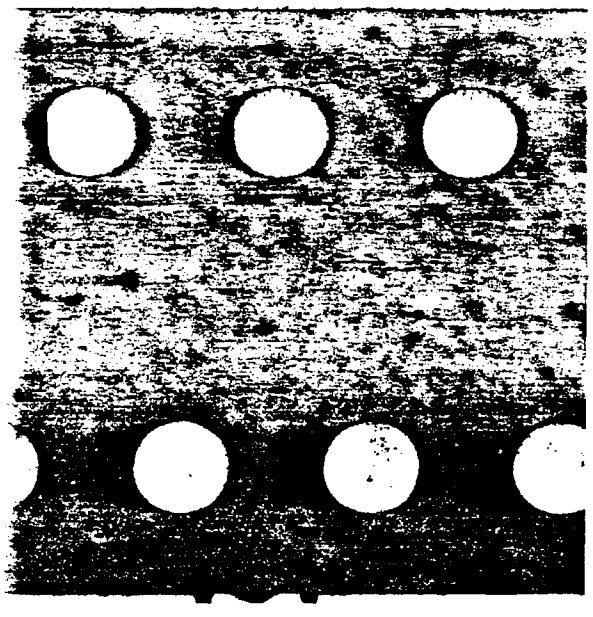
RECEIVED OF _____

FOR _____

BOOK 9733 PG 667

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



DAMT 71900.00
DON TX 266.03
PRFEE 1.00
MDEED 9.00
TOTAL 275.03
CHECK 275.03

07/18/95 21 15:20 0001 2129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0079945
IDENTIF. # REFERENCE

95 JUL 18 PM 3:21

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

No. 931223