BOOK 9738 PG 462

WARRANTY DEED

File No: 00276306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lazaro Ruiz, Jr.	NationsBanc Mortgage Corp	Map 162-6
[NAME]	[NAME]	
263 Townes Drive	2059 Northlake Parkway	Parcel 225
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Tucker, GA 30084	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Lilbert P. Owens and wife, Mary A. Owens

have this day bargained and sold, and do hereby transfer and convey unto the said Lazaro Ruiz, Jr., married

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 83,900.00

Subscribed and sworn to before me, this the 21ST day of JULY, 19 95

Affiant

Notary Public Linda V. Jones

My Commission Expires: 11/10/97 [Affix Seal]

Unimproved ( )

This is improved (X) property known as 263 Townes Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 21ST day of JULY, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lilbert P. Owens

Mary A. Owens

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Lilbert P. Owens and wife, Mary A. Owens

the within named 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 Davidson COUNTY, Tennessee, this 21ST day of JULY, 19 95.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

95 JUL 24 PM 1:37
REGISTER
DAVID. TN.

00081642

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

3967 07/24 0101 03CHECK 323.43

Exhibit "A"

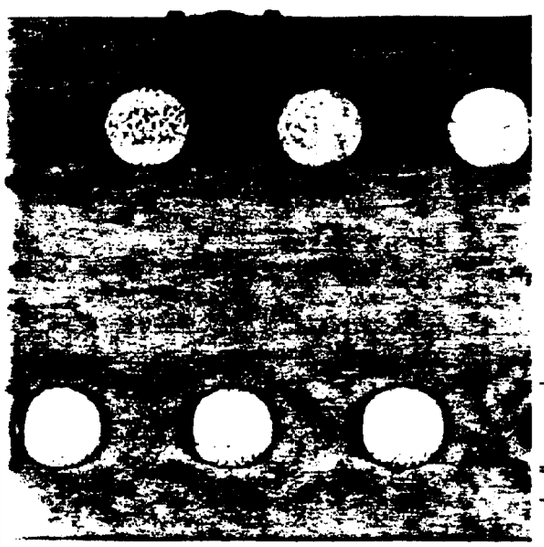
Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Fair Oaks Subdivision, Section Two, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

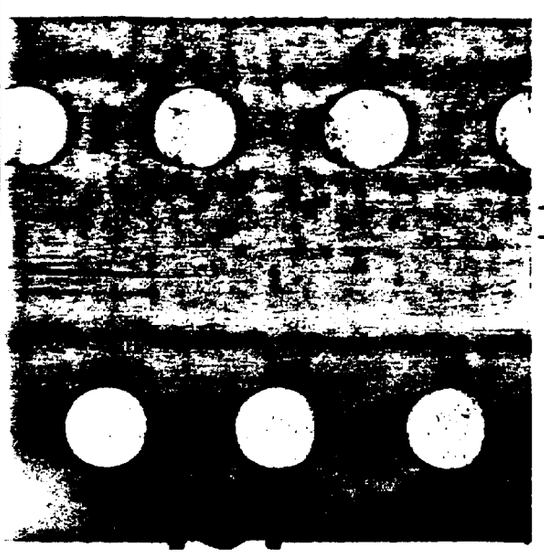
Being the same property conveyed to Lilbert P. Owens and wife, Mary A. Owens by deed from Gardner Construction Co., A Tennessee Corporation, of record in Book 4751, page 69

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Fair Oaks Subdivision, Section Two, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lilbert P. Owens and wife, Mary A. Owens by deed from Gardner Construction Co., A Tennessee Corporation, of record in Book 4751, page 699, Register's Office for Davidson County, Tennessee.

LPO
MAO.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	83900.00
CON TX	310.43
PRFEE	1.00
WDEED	12.00
TOTAL	323.43
CHECK	323.43

07/24/95 01 17:40 0001 3967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0081642
IDENTIF. & REFERENCE

95 JUL 24 PM 1:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 933045