BOOK 9745 PG 285

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 1995

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Faye Nance (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 108-7-B
103 North Timber Drive (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	PARCEL 1
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Raleigh, NC 27601-2919 (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, Marcelino Avila and wife, Damaris E. Vela Velez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Faye Nance, an unmarried woman

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 Unit No. 1, Building A, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to the within named grantor by deed of even date, which instrument is being recorded simultaneously herewith.

Being the same property conveyed to Marcelino Avila, unmarried (being one and the same person as Marcelina Avila Delgado, now married) by deed from Third National Bank in Nashville, a National Banking Association of record in Deed Book 8009, Page 246, Register's Office for said County.

This conveyance is subject to terms and provision of Master Deed and By-Laws of record in Book 6549, Page 475 and in Book 6549, Page 520, and Instrument of Clarification of record in Book 6561, Page 14, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Damaris E. Vila Velez, wife of Marcelina Avila Delgado joins in this conveyance to convey any and all rights she may have in this property.

unimproved ( )
This is improved (X) property, known as 103 North Timber Drive, Nashville, TN 37214
(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 26th day of July 19 95

Marcelino Avila

Damaris E. Vela Velez

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 Marcelino Avila and wife, Damaris E. Vela Velez

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 26th day of July, 1995

Commission expires November 28, 1998

Notary Public

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_____ .

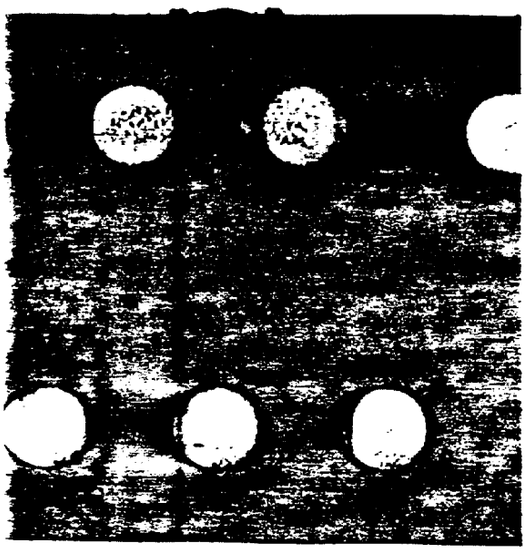
My commission expires _____

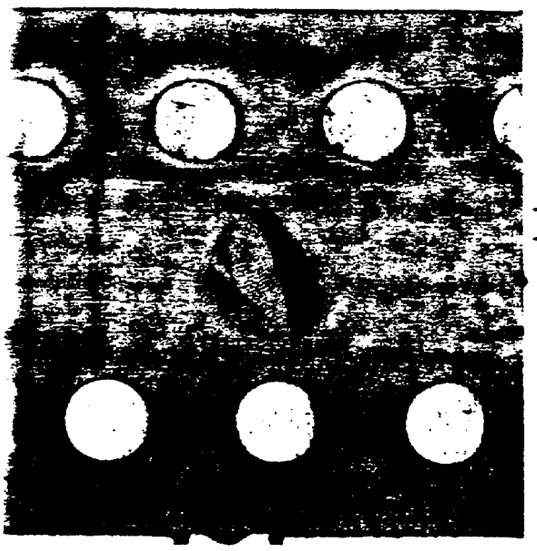
Notary Public

IDENTIF. ⇑ REFERENCE 0084007

95 JUL 31 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5511 07/31 0101 03CHECK 190-30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9745 PG 287

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	49000.00
CON TX	181.30
PRFEE	1.00
WDEED	8.00
TOTAL	190.30
CHECK	190.30

07/31/95 01 13:05 0001 6511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084007
IDENTIF. ↑ REFERENCE

95 JUL 31 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 935557