This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9755PG142

ADDRESS NEW OWNER:
Antonio L. Buruca
608 Amelia Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To New Owner

MAP AND PARCEL:
MAP 119-01
PARCEL 264

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, Tennessee 37239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howard L. Gibson and Rebecca L. Gibson, both unmarried ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Antonio L. Buruca ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being Lot Number 21 in the 6th Civil District of said County, on the plan of Resubdivision of Lots No. 7, 8, 9 and 10 of Cumberland Nurseries of record in Book 332, Page 36, Register's Office for said County.
>
> Said Lot Number 21 fronts 50 feet on the easterly side of Foster Street and extends back between parallel lines 150 feet to an alley in the rear.
>
> Being a part of the same property conveyed to Howard L. Gibson and Rebecca L. Gibson as joint tenants with right of survivorship by deed from Douglas M. Lankford and wife, Margaret H. Lankford of record in Book 9142, page 833, Register's Office for Davidson County, Tennessee.

This is improved property known as 2222 Foster Avenue, Nashville, TN 37210.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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.

Witness our hands this the 4th day of August, 1995.

Howard L. Gibson

Rebecca L. Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Howard L. Gibson and Rebecca L. Gibson, both unmarried, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 4th day of August, 1995.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $45,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of August, 1995.

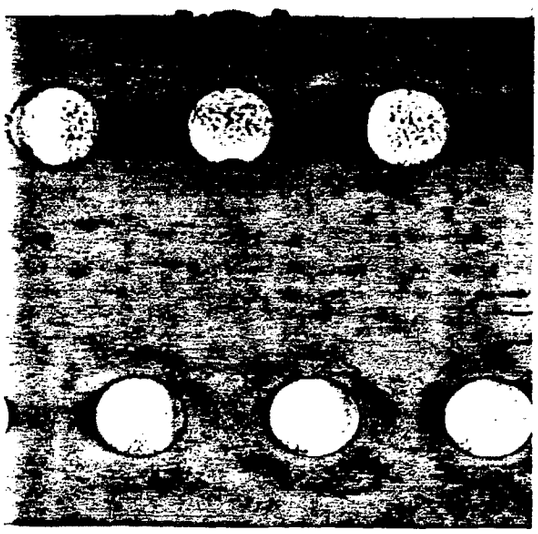
Andrew B. Gibson, Jr.
NOTARY PUBLIC

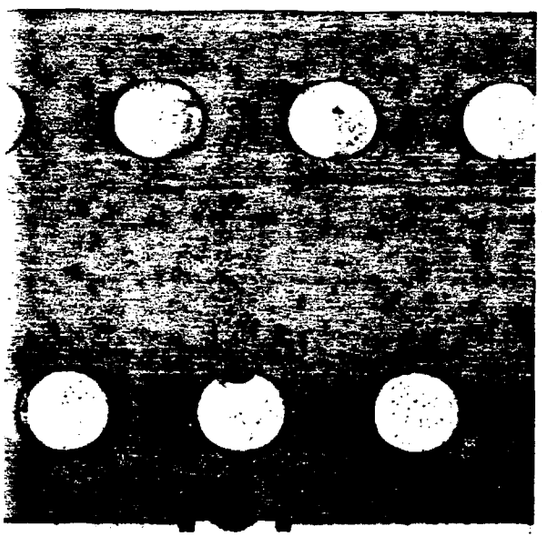
My Commission Expires: 9/16/95

95 AUG -7 PM 2:15
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0086998

97-1 08/07 01:01 03CHECK 175.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9755PG144

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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
TOTAL	175.50
CHECK	175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/95 01 14:18 0001 9731

0086998
IDENTIF. # REFERENCE

95 AUG -7 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.938751