WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: July 26 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVERARDO MIRANDA (NAME)	SUNTRUST BANK, NASHVILLE, N. A. (NAME)	141-11-A-49CO
7524 ROLLING RIVER PARKWAY (ADDRESS)	P. O. BOX 305110/7TH FLOOR (ADDRESS)	09D-68170
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (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, RICHARD KENNETH MCBRYDE AND WIFE, SANDRA J. MCBRYDE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERARDO MIRANDA AND TRINIDAD FUENTES-LOPEZ, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 256, on the Plan of ROLLING RIVER ESTATES, PHASE IV, of record in Book 5200, pages 184 and 185, as amended in Book 5516, page 940, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to RICHARD KENNETH MCBRYDE AND WIFE, SANDRA J. MCBRYDE, by deed from Michael Joseph Cunningham and wife, Linda M. Cunningham, of record in Book 6016, page 538, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of ROLLING RIVER ESTATE, PHASE IV, as said areas are set forth and defined in Restrictions of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 689; and Book 5463, page 238; By-Laws of record in Book 4892, page 679; and Charter of record in Book 4892, page 671, and amended in Book 8276, page 552; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated December 13, 1995, made by:
JOHN B. KOHL, III, License No. 100
CONTINUED

unimproved ( )
This is improved (X) property, known as 7524 ROLLING RIVER PARKWAY, NASHVILLE, TN 37221
(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 28th day of December 19 95

Richard Kenneth McBryde
RICHARD KENNETH MCBRYDE

Sandra J. McBryde
SANDRA J. MCBRYDE

BOOK 9911 PG 981

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 RICHARD KENNETH MCBRYDE AND WIFE, SANDRA J. MCBRYDE

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 28th day of December, 19 95

Commission expires July 26, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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

LEGAL DESCRIPTION CONTINUATION

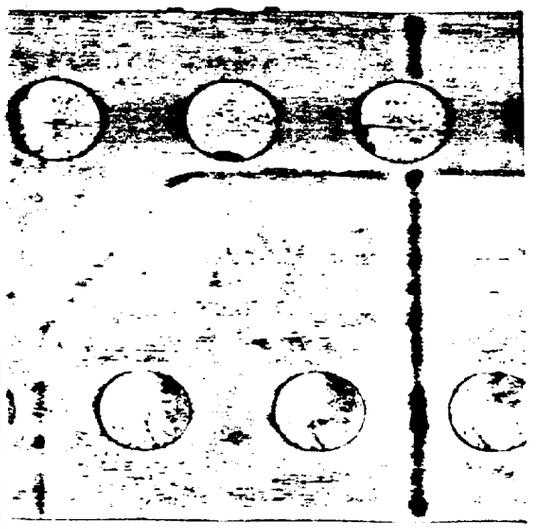
400 Seventh Avenue, South
Nashville, TN 37203

TRINIDAD FUENTES-LOPEZ AND TRINIDAD FUENTES ARE ONE IN THE SAME PERSON.

0138978
IDENTIF. & REFERENCE

96 JAN -8 PM 2:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5757 31/08 0101 03CHECK 415.00



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

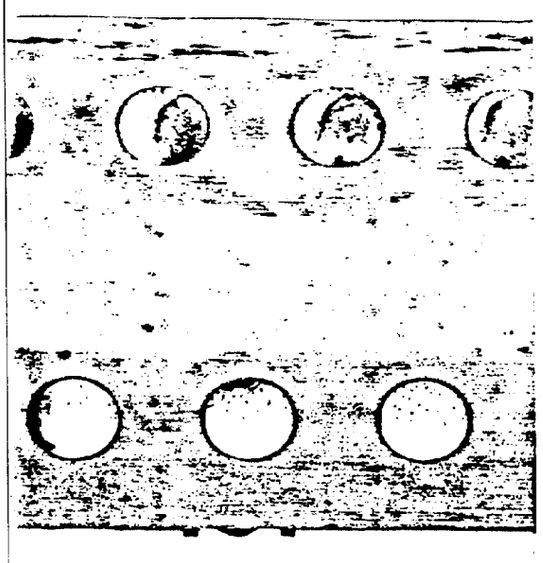
RECEIVED OF _____

FOR _____

BOOK 9911 PG 982

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5757

0138978
IDENTIF. & REFERENCE

96 JAN -8 PM 2:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 994100