50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

ADDRESS NEW OWNER:
Leonardo Alvarez and Beatriz Saucedo
1904 Laurinda Dr.
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
Post Office Box 1218
Murfreesboro, TN 37133-1218

MAP AND PARCEL:
MAP 107-5
GROUP
PARCEL 122

WARRANTY DEED

BOOK 9914 PG 143

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth Ray Mullins and wife, Kimberly Joyce Mullins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leonardo Alvarez and Beatriz Saucedo, unmarried persons, as tenants in common 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. 28 on the Plan of Bel-Air, Section One, of record in Book 2900, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kenneth Ray Mullins and wife, Kimberly Joyce Mullins by deed from Kenneth R. Mullins, Individually, as of record in Book 9547, page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 1904 Laurinda Dr., Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. All matters shown on the plan of record in Book 2900, page 27 and 28, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonardo Alvarez and Beatriz Saucedo, unmarried persons, as tenants in common with right of survivorship, their heirs and assigns, forever; and we, Kenneth Ray Mullins and wife, Kimberly Joyce Mullins, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9914 PG 144

Witness our hands this the 29th day of December, 1995.

Kenneth Ray Mullins

Kenneth Ray Mullins

Kimberly Joyce Mullins

Kimberly Joyce Mullins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth Ray Mullins and wife, Kimberly Joyce Mullins, 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 at Nashville, Tennessee, this the 29th day of December, 1995.

R. L. MOORE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIANT

Subscribed and sworn to before me this 29th day of December, 1995.

NOTARY PUBLIC

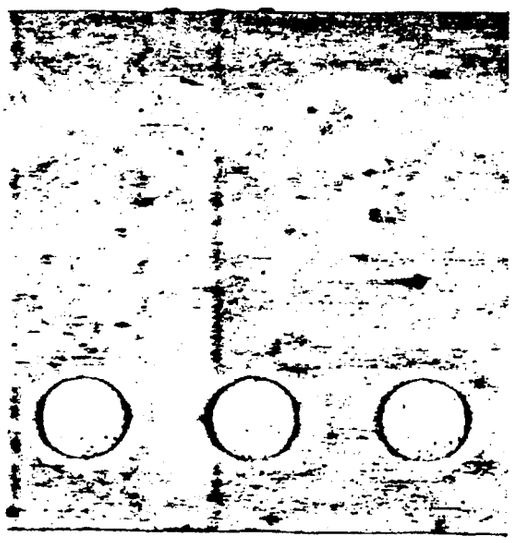
My Commission Expires: Nov 20, 1996

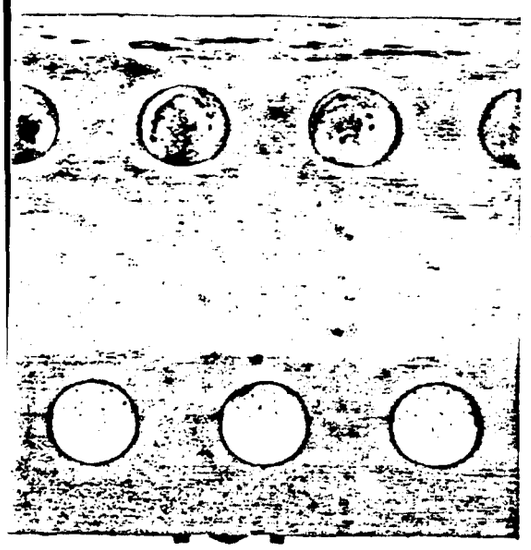
96 JAN 10 PM 2:21
FELIX ROLLINS REGISTER
DAVIDSON COUNTY, TN.

0139707

IDENTIF. & REFERENCE

6532 01/10 0101 03CHECK 212.50





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

RECEIVED OF _____

FOR _____

BOOK 9914 PG 145

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL ~~212.50~~
CHECK ~~212.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/96 01 14:25 0001 6532

0139707
IDENTIF. & REFERENCE

96 JAN 10 PM 2:21
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 994866