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

BOOK 9942 PG 533

ADDRESS NEW OWNER:
Hector F. Perez
1907 Louanne Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
726 South Church Street
Murfreesboro, TN 37133-1218

MAP AND PARCEL:
MAP 107-5
GROUP
PARCEL 248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cheryl J. Buchanan, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Hector F. Perez, an unmarried person, hereinafter called the Grantee, his 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. 226 on the Plan of Bel-Air, Section Two, of record in Book 2900, pages 29, 30, 31 and 32, 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 Cheryl J. Buchanan, unmarried by deed from Billy Clark and wife, Irene Clark, as of record in Book 5939, page 643, Register's Office for Davidson County, Tennessee.

This is improved property known as 1907 Louanne Drive, 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 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. All matters as shown on the Plan of record in Book 2900, pages 29, 30, 31 and 32, 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 Hector F. Perez, an unmarried person, his heirs and assigns, forever; and I, Cheryl J. Buchanan, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

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Witness my hand this the 6th day of February, 1996.

Cheryl J. Buchanan

Cheryl J. Buchanan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cheryl J. Buchanan, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 5-5-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,500.00.

Hector F Perez
AFFIANT

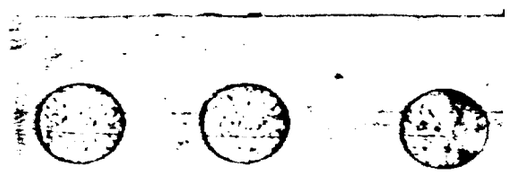
Subscribed and sworn to before me this 6th day of February, 1996.

NOTARY PUBLIC
My Commission Expires: 5-5-99

95 FEB -8 AM 10:54
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0148517

6003 02/08 0101 03CHECK 236.55



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

RECEIVED OF _____

FOR _____

BOOK 9942 PG 535

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	61500.00
CON TX	227.55
PRFEE	1.00
MTEED	8.00
TOTAL	236.55
CHECK	236.55

02/08/96 01 10:57 2001 6003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0148517
IDENTIF. & REFERENCE

96 FEB -8 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1004219