BOOK 9970 PG 234

GENERAL WARRANTY DEED

FROM:	John W. Wright and wife, Norma J. Wright, Grantors	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	Martin Espinosa and wife, Renita Weems-Espinosa, Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
3409 Fairmeade Drive Nashville TN 37218		59-9-189.00
(new owner)		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,750.00.

/s/ Martin L. Espinosa
Affiant

SUBSCRIBED AND SWORN TO before me, this the 5 day of ~~February~~ March, 1996.

Denise M. Adamczyk
Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John K. Wright and wife, Norma J. Wright (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Martin Espinosa and wife, Renita Weems-Espinosa (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as Lot 8 on the plan of Resubdivision of Lots 8, 9, 10, 12, 13 and 14 of Wrightwood Estates, Section One.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 29 day of February, 1996.

John K. Wright
JOHN K. WRIGHT

Norma J. Wright
NORMA J. WRIGHT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamara W. Fogarty, a Notary Public of said County and State, JOHN K. WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of February, 1996.

Tamara W. Fogarty
Notary Public

My Commission Expires: 1-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa Jackson, a Notary Public of said County and State, NORMA J. WRIGHT, the within named 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 instrument for the purposes therein contained.

Witness my hand, at Office, this 29 day of February, 1996.

Lisa Jackson
Notary Public

My Commission Expires: 1-24-98

0157272
IDENTIF. & REFERENCE

96 MAR -6 AM 10:37
FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

Property Description BOOK 9970PG237

Being Lot No. 8 on the Plan of Resubdivision of Lots 8, 9, 10, 12, 13 and 14, Wrightwood Estates, Section One of record in Book 7900, page 800, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to John K. Wright and wife, Norma J. Wright by deed from John K. Wright and wife, Norma J. Wright in Book 7689, page 104, said Register's Office and by deed from The Nashville Young Men's Christian Association of Nashville, Tennessee in Book 7592, page 388, said Register's Office.

The above description was prepared by Dale and Associates, 516 Heather Place, Nashville, Tennessee 37204.

EXHIBIT B

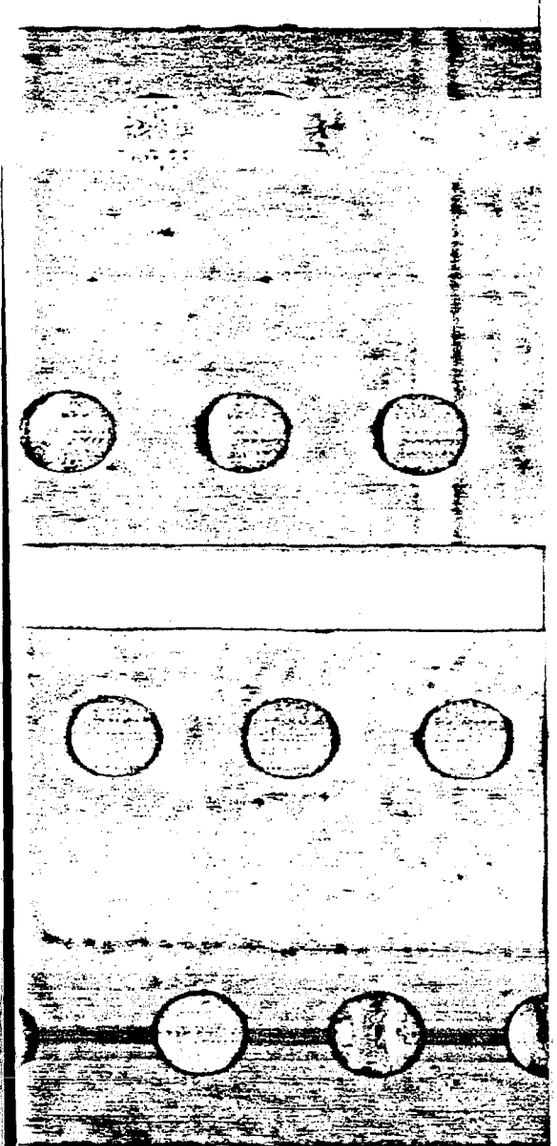
1. Taxes for 1996 constitute a lien, but are not yet due and payable.

2. Restrictive covenants of record in Book 8235, page 1 and Book 8697, page 438, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 7900, page 800, said Register's Office.

4. Deeds of conveyance for water mains and sanitary sewers in Book 9190, page 510 and 515, said Register's Office.

5356 03/06 0101 03CHECK 152.79



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9970 PG 238

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 36750.00
CON TX 135.79
PRFEE 1.00
WDEED 16.00
TOTAL 152.79
CHECK 152.79

03/06/96 01 10:40 0001 5356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0157272

96 MAR -6 AM 10:37

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1013469