WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Deborah A. Shirer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF March 19 96.

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

mail
THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT R. SHIRER (NAME)	MIDLAND MORTGAGE COMPANY (NAME)	MAP 142-15-D
411 SUN VALLEY WEST (ADDRESS)	P.O. BOX 26648 (ADDRESS)	PARCEL 6
NASHVILLE, TENNESSEE 37221 (CITY) (STATE) (ZIP)	OKLAHOMA CITY, OK 73126 (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, EVERARDO MIRANDA AND WIFE, MARTHA MIRANDA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT R. SHIRER AND WIFE, DEBORAH A. SHIRER

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. 6 on the Plan of Sun Valley Townhomes, a Planned Unit Development of record in Plat Book 6900, page 519, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Everardo Miranda and Martha Miranda by deed from Charles Britt Hardy and Peter Treilobs and wife, Carol M. Treilobs of record in Book 9639, page 122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 7422, Page 977 and By-Laws of record in Book 7446, page 393, said Register's Office; Conveyance of Common Area of record in Book 7447, page 358, said Register's Office; easement of record in Book 6615, page 74, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust made by Charles Britt Hardy, single and Peter Treilobs and Carol M.

CONTINUED

unimproved ( )
This is improved (X) property, known as 411 SUN VALLEY WEST, NASHVILLE, TENNESSEE 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 25th day of March 19 96

GRANTORS:

EVERARDO MIRANDA

MARTHA MIRANDA

GRANTEES:

ROBERT R. SHIRER

DEBORAH A. SHIRER

BOOK 9993 PG 342

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 EVERARDO MIRANDA AND WIFE, MARTHA MIRANDA

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 25th day of March, 1996.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a 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

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 ROBERT R. SHIRER AND DEBORAH A. SHIRER 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 25th of MARCH, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

DEBRA WICKE NOTARY PUBLIC DAVIDSON COUNTY, TN. MY COMMISSION EXPIRES JUNE 10, 1998

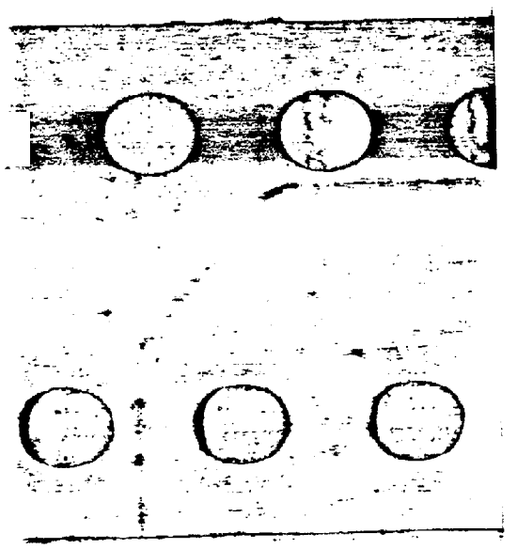
0164683
IDENTIF. & REFERENCE

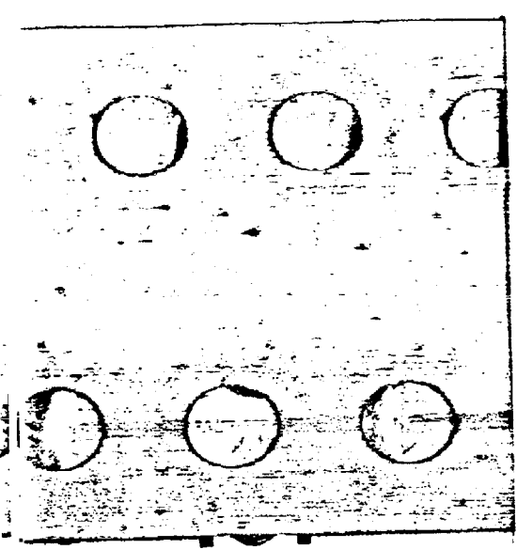
96 MAR 28 AM 8:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Treilobs, married to Michelle E. Harris, Richard K. Smith, and/or Billie Bolton, for the Benefit of CTX Mortgage Company, which Deed of Trust is recorded in the office of DAVIDSON COUNTY, TENNESSEE, on February 2, 1989 in Book 7764, page 575, and note of even date thereby secured, in the original principal amount of $ 81,050.00, payable to CTX Mortgage Company. The aforesaid Deed of Trust having been assigned and the Final Assignee is MidLand Mortgage Company. And for the same consideration Grantees hereby assume the obligations of Charles Britt Hardy, Peter Treilobs and Carol M. Treilobs, and EVERARDO MIRANDA AND WIFE, MARTHA MIRANDA, under the terms of the instruments creating the loan to indemnify the Secretary of Housing and Urban Development to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. By their signtures below the Grantees herein agree to assume the above stated obligations.

1353 02/28 0101 03CHECK 349.70





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

RECEIVED OF _____

FOR _____

BOOK 9993 PG 344

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 91000.00
				CON TX 336.70
				PRFEE 1.00
				WDEED 12.00
				TOTAL 349.70
				CHECK 349.70
			03/28/96 01	08:48 0001 3353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164683
IDENTIF. & REFERENCE

96 MAR 28 AM 8:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1021370