268

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Naser Jacobo Reyes and wife, Ana L. Alvarez 504 Tuscarora Drive Antioch, TN 37013	America's Wholesale Lender 155 North Lake Ave. Pasadena, CA 91109	Map 162-030 Parcel 309.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10032 PG 427

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Todd M. Philson and wife, Ava P. Philson (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Naser Jacobo Reyes and wife, Ana L. Alvarez (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 145, Haywood Hills, Section Three as recorded in Book 4460, Page 165, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Todd M. Philson and wife, Ava P. Philson by Warranty Deed from Charles B. Jordan and wife, Madeline L. Jordan of record in Book 9477, Page 698, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 504 Tuscarora Drive, Antioch, Tennessee 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $81,000.00.

Affiant

Subscribed and sworn to before me this 29th day of April, 1996.

Notary Public

My Commission Expires 1-24-99

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of April, 1996.

BOOK 10032 PG 428

Todd M. Philson

Ava P. Philson

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 **Todd M. Philson and wife, Ava P. Philson**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 1996.

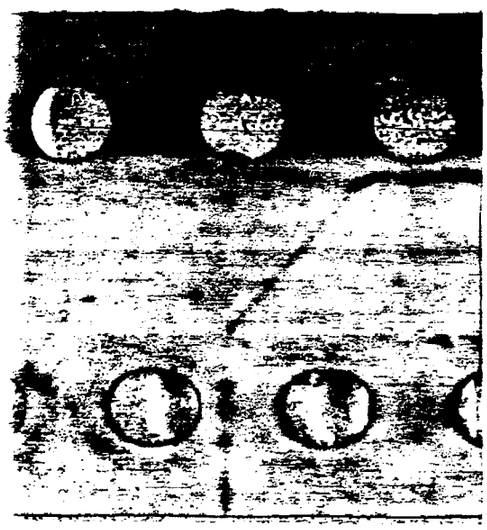
NOTARY PUBLIC

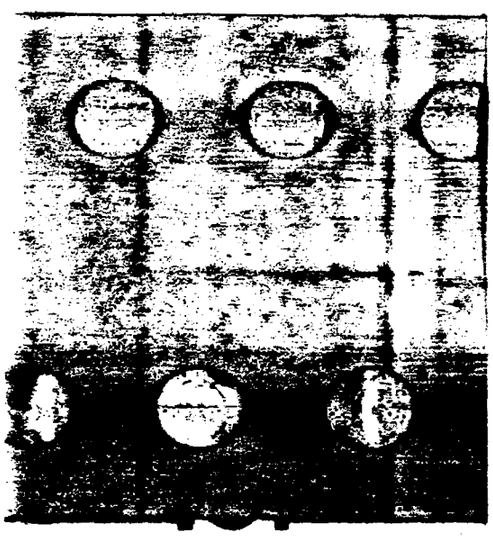
My Commission Expires: Jan 24, 1997

0176645
IDENTIF. ↑ REFERENCE

96 APR 30 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5072 04/30 0101 03CHECK 308.70





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

RECEIVED OF _____

FOR _____

BOOK 10032 PG 429

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 81000.00
				CON TX 299.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 308.70
				CHECK 308.70
			04/30/96 01	14:49 0001 6072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176645 IDENTIF. ↑ REFERENCE

96 APR 30 PM 2:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034115