Address new owner(s) as follows:
1013 Mulberry Way
Nashville, TN 37207
Manuel P. Derivera

Send tax bills to:
SAME

BOOK 10062 PG 259

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN R. O'BRYANT and wife, AMY LYNNE O'BRYANT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto MANUEL P. DERIVERA and wife, FRANCE TAN DERIVERA hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Final Plat of Mulberry Downs, Phase I, a Planned Unit Development, of record in Plat Book 7900, page 84, 85 and 86, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kevin R. O'Bryant and wife, Amy Lynne O'Bryant by deed from Phillips Builders, Inc., of record in Book 9270, page 958, said Register's Office.

THIS CONVEYANCE IS conveyance is subject to: (1) Taxes for 1995, prorated and assumed; (2) all matters as shown on the plat of record in Book 7900, pages 84-86; and (3) Declaration of Covenants, Conditions and Restrictions in Book 8053, page 316, said Register's Office.

This is improved property known as: **1013 Mulberry Way, Nashville, TN 37207**

TO HAVE AND TO HOLD the same 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 and 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 hands this 13th day of January, 1996. 6 P.M.

Kevin R. O'Bryant

Amy Lynne O'Bryant

0185591
IDENTIF. / REFERENCE

96 MAY 28 AM 10:57
FELIX Z. NELSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

BOOK 10062 PG 260

STATE OF Tennessee

COUNTY OF Davidson

On this 13th day of January, 1996, before me personally appeared Kevin R. O'Bryant and wife, Amy Lynne O'Bryant, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Carole E. Lee McCall
NOTARY PUBLIC

My Commission Expires:
My Commission Expires NOV. 20, 1996

* *

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 93,500.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 1996

~~1995~~

Notary Public

My Commission Expires: 12/2/96

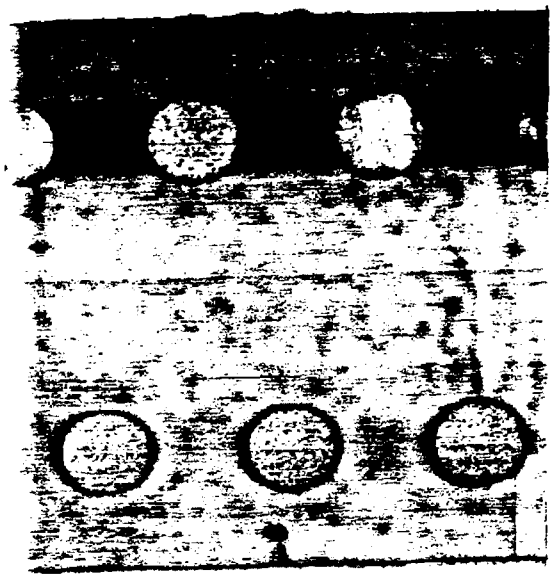
* *

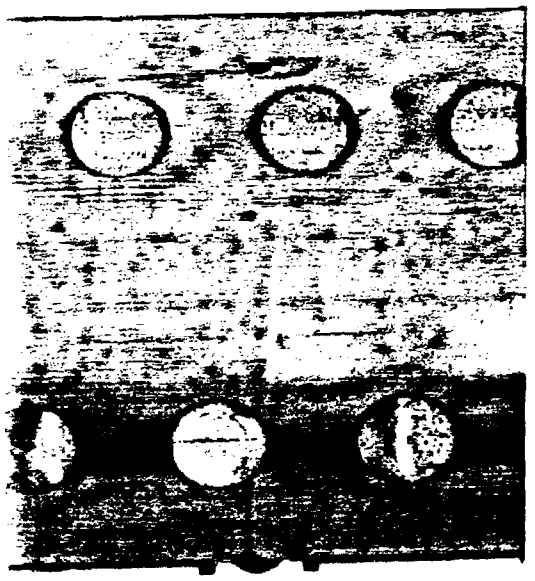
ADDRESS NEW OWNER(S):

SEND TAX BILL TO:

MAP-PARCEL:
Map 050-03
Group B
Parcel 44

5786 05/28 0101 03CHECK 354.95





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

RECEIVED OF _____

FOR _____

BK/PG 10062pg261

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	93500.00
			CON TX	345.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	354.95
			CHECK	354.95
05/28/96	01		11:00 0001	5786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185591
IDENTIF. ↑ REFERENCE

96 MAY 28 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043706