26 B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John S. Ryder and wife, Diane H. Ryder 143 Holly Forest #143 Nashville, TN 37221	NEW OWNER	Map 142-080A Parcel 044.00Co

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

WARRANTY DEED

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, Nestor G. Sepulveda and spouse, Hermy Sepulveda (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto John S. Ryder and wife, Diane H. Ryder (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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 44 on the plan of Coronada, a Condominium, of record in Book 4860, page 26, Register's Office for said County to which plan record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Nestor G. Sepulveda and spouse, Hermy Sepulveda by Warranty Deed from George Lee Smith, Jr. and Arnold Lee Brown of record in Book 9353, Page 723, 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 143 Holly Forest #143, Nashville, Tennessee 37221.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $. 138,900.00.

John S. Ryder
Affiant

Subscribed and sworn to before me this 22nd day of July, 1996.

Notary Public

My Commission Expires 1-24-97

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 Grantors have caused this Deed to be executed this 22nd day of July, 1996.

Nestor G. Sepulveda

Hermy Sepulveda

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 **Nestor G. Sepulveda and wife, Hermy Sepulveda,** 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 22nd day of July, 1996.

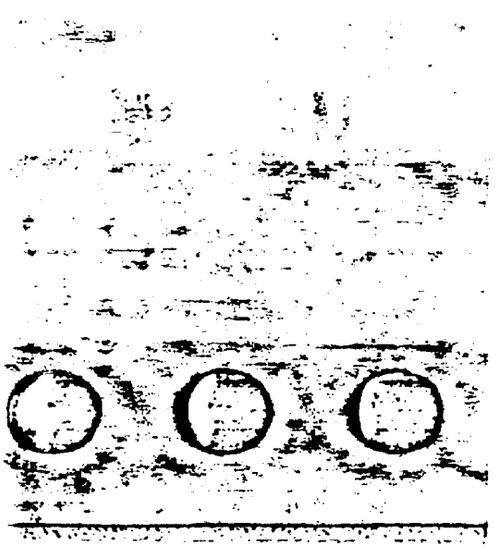
NOTARY PUBLIC

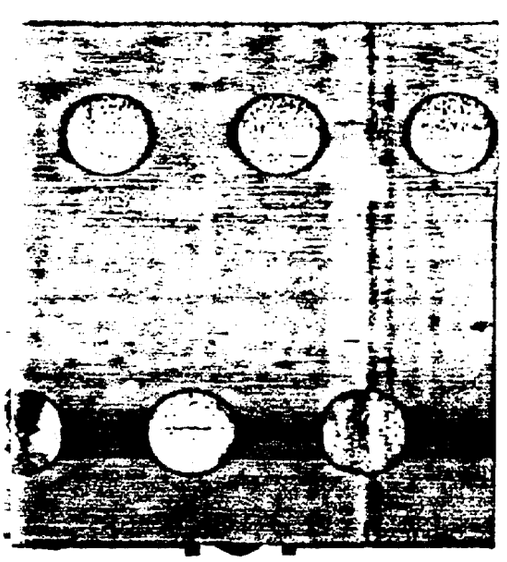
My Commission Expires: 1-24-98

96 JUL 23 PM 12:20

DAVIDSON COUNTY, TN.

3226 07/23 0201 03CHECK 522.93





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

RECEIVED OF _____

FOR _____

BOOK 10129 PG 212

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 138900.00
CON TX 513.93
PRFEE 1.00
WDEED 8.00
TOTAL 522.93
CHECK 522.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07-23-96 01 12:29 0001 8226

0206341
IDENTIFICATION REFERENCE

96 JUL 23 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065857