BOX #19B
G#96-7-51K

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
WYN M. SANDERS (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 161-11-0-C
340 Yorkshire Circle (ADDRESS)	6525 Quail Hollow (ADDRESS)	PARCEL 009co
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	FB #06DU-82635

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, GERARDO ARINO AND WIFE, AMPARO DE LA RUBIA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WYN M. SANDERS, AN UNMARRIED WOMAN, AND JOHN R. SANDERS, A MARRIED MAN

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 located in Building "B", Unit No. 203, of the Resubdivision of Lot No. 1 of Phase IV, Villages of Brentwood, a Planned Unit Development, as of record in Book 6900, Page 471, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gerardo Arino and Amparo De La Rubia, by Deed from Peter J. Paris and wife, Shirley Paris, and Valerie L. Paris Dent and husband, David Dent, of record in Book 9102, Page 215, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Townhouses at Villages of Brentwood, of record in Book 7231, Page 789, said Register's Office; By-Laws of Villages of Brentwood Townhouse Homeowners' Association, Inc., of record in Book 7231, Page 809, Register's Office for said County; further subject to the Declaration of Covenants of record in Book 6143, Page 11, 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 Grantees herein.

THIS instrument is being executed in behalf of GERARDO ARINO AND WIFE, AMPARO

CONTINUED

unimproved ( )
This is improved (X) property, known as 340 Yorkshire Circle, Nashville, TN 37211
(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 31st day of July, 1996

GERARDO ARINO
By: Gerardo Arino by Scott D. Weiss
SCOTT D. WEISS, ATTORNEY-IN-FACT
AMPARO DE LA RUBIA
By: Amparo De La Rubia by Scott D. Weiss
SCOTT D. WEISS, ATTORNEY-IN-FACT

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

DE LA RUBIA, pursuant to a Power of Attorney executed by them on the 30th day of July, 1996, and being filed for record simultaneously herewith.

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 1996, before me personally appeared SCOTT D. WEISS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of GERARDO ARINO AND WIFE, AMPARO DE LA RUBIA, and acknowledged that he executed the same as the free act and deed of the said GERARDO ARINO AND WIFE, AMPARO DE LA RUBIA.

My Commission Expires: 7/24/99

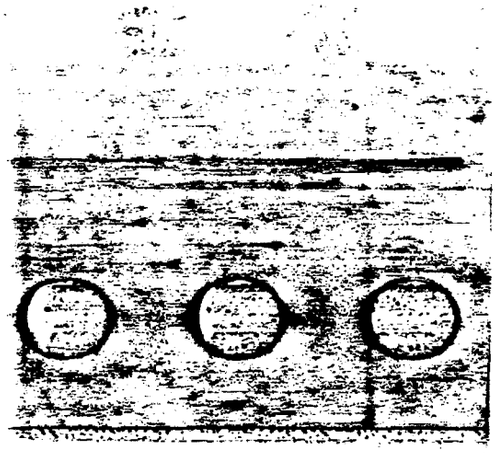
Notary Public

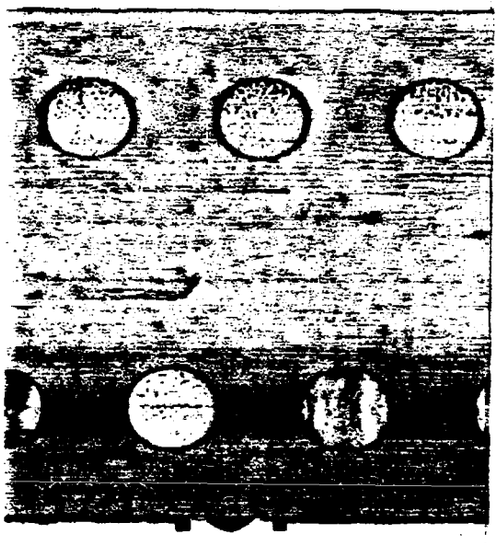
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

0209971
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2107 08/01 01:01 03CHECK 327.20





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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 35

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 86000.00
				CON TX 318.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 327.20
				CHECK 327.20
			08/01/96 01	15:20 0001 2107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209971
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069690