BOOK 10160 PG 260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esteban Miranda (NAME)	Mortgage Resources, Inc. (NAME)	96-10-254
3104 Ironwood Drive (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Charles L. Hudgins, AND KAREN H. HUDGENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esteban Miranda and wife, Rosalinda Vega Miranda

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. 560 on the Plan of Cloverhill Section VIII of record in Plat Book 2331, Page 10 and 11, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles L. Hudgins by deed from Joel A. Nichols and wife, Angela Webb Nichols of record in Book 8940, page 526, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

KAREN H. HUDGENS JOINS IN THIS CONVEYANCE TO CONVEY HER MARITAL INTEREST, IF ANY, IN SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 3104 Ironwood Drive, Nashville, Tennessee 37214
(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 my hand this 15th day of August 19 96

Charles L. Hudgins Karen H. Hudgins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Hudgins and wife, Raven H. Hudgins

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August 19 96.

Commission expires 9-18-99

Barbara L. McGee
Notary Public

STATE OF TENNESSEE
COUNTY OF

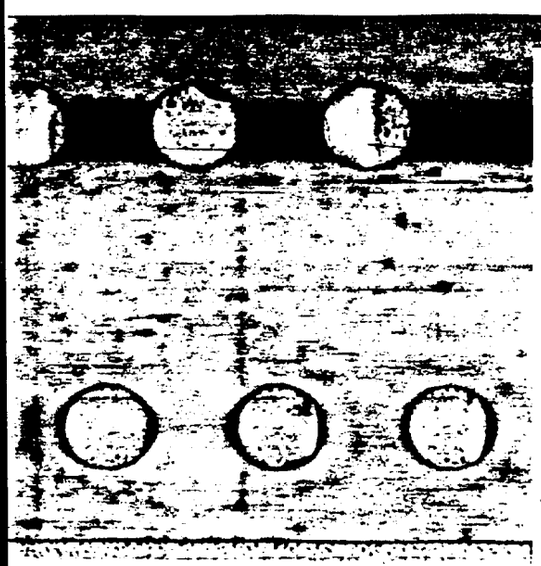
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

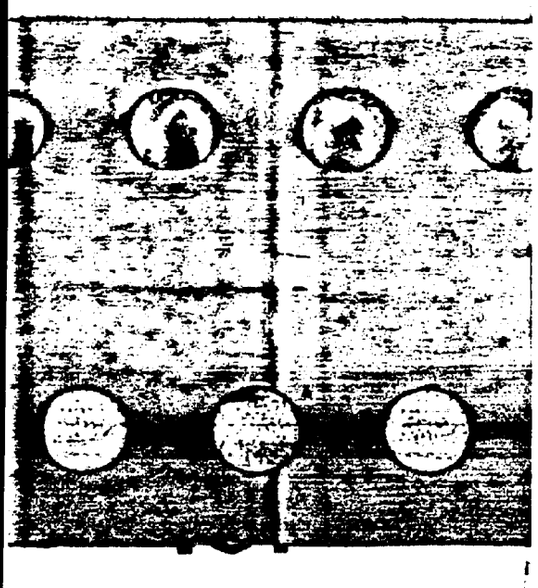
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

021574?
IDENTIFICATION REFERENCE
96 AUG 19 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
8328 08/19 0101 03CHECK 320.54





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

RECEIVED OF _____

FOR _____

BOOK 10160 PG 262

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 84200.00
				CON TX 311.54
				PRFEE 1.00
				WDEED 8.00
				TOTAL 320.54
				CHECK 320.54
			08/19/96 01	12:52 0001 8328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215747
IDENTIF. # REFERENCE

96 AUG 19 PM 12:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1020887