BOOK 10172 PG 55

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor G. Ricalday-Vargas (NAME)	CTX Mortgage Company (NAME)	MAP 119-11
2620 Mashburn Road (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 18
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (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, David F. Bible, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor G. Ricalday-Vargas and wife, Maria Mercedes Garcia

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:

BEING Lot No. 18, on the plan of Laurel Acres Subdivision, of record in Book 2133, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 18 fronts 121.01 feet on the easterly margin of Mashburn Road and extends back 173.0 feet on the southerly line and 171.7 feet feet on the northerly line to a dead line in the rear, measuring 73.0 feet thereon.

BEING the same property conveyed to David F. Bible, a single person by deed from Ruth Bible, a single person, of record in Book 9340, Page 653, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2150, Page 53, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2620 Mashburn Road, Nashville, TN 37210
(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 28th day of August 19 96

David F. Bible

BOOK 10172 PG 56

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee Anders Gres, a Notary Public in and for said County and State, the within named David E. Bibb, unmarried

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 Nashville, Tennessee, this 28th day of August, 96.

Commission expires May 24, 1997

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, executed 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____.

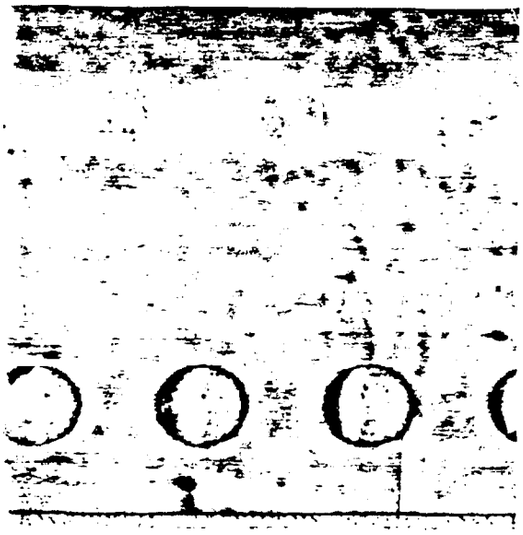
My commission expires _____

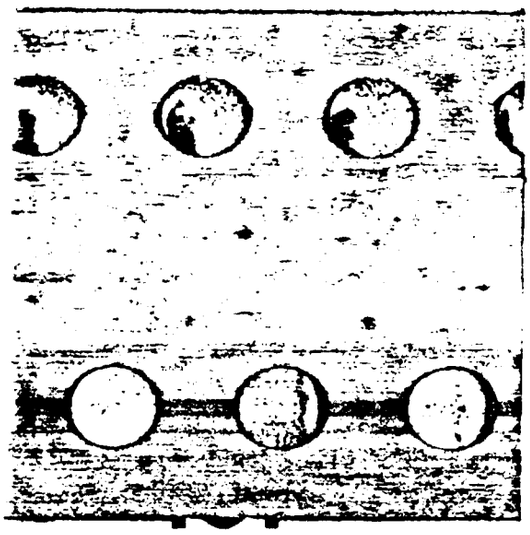
Notary Public

0219554
IDENTIF. ↑ REFERENCE

96 AUG 29 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2394 08/29 0101 03CHECK 345.70





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

RECEIVED OF _____

FOR _____

BOOK 10172 PG 57

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 91000.00
				CON TX 336.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 345.70
				CHECK 345.70
08/29/96	01			14:29 0001 2394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219554
IDENTIF. ↑ REFERENCE

96 AUG 29 PM 2:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1024920