Box 61

INSTRUMENT PREPARED BY: FILE #: T-4301-BALDERAS

FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217

BOOK 10246 PG 79

WARRANTY DEED

NEW OWNER NAME: Primitivo Balderas	SEND TAX BILL TO: COUNTRYWIDE HOME LOANS, INC., (D/B/A	MAP PARCEL NUMBER: 107-05-0/165.00
STREET ADDRESS: 1924 Karen Drive	STREET ADDRESS: AMERICA'S WHOLESALE LENDER)	
CITY STATE ZIP Nashville, TN 37217	CITY STATE ZIP BRENTWOOD, TN 37207	

THIS INDENTURE, made and entered into this 31st day of October, 1996, by and between Juana Rios and party of the first part, and Primitivo Balderas and wife, Isabel Balderas parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 163 on the Plan of Bel Air, Section Two, as of record in Book 2900, Page 31, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed unto Rodolfo Rios and wife, Juana Rios, by Deed recorded May 1, 1987, in Book 7221, Page 733, of the Register's Office for Davidson County, Tennessee. Rodolfo now being deceased.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Juana Rios by attorney in fact Alice Holt

Juana Rios by Attorney in Fact Alice Holt

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31st day of October, 1996, before me personally appeared, Alice Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Juana Rios, and who acknowledged that Juana Rios executed the same as the free act and deed of the said Alice Holt, by virtue of that Power of Attorney, duly executed by the said Juana Rios, and appearing of record in Deed Book _____, Page _____, respectively of the Register's Office for Davidson County, TN.

Witness by hand, at office, this 31st day of October, 1996.

My Commission Expires:
05/30/99

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $68,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of October, 1996.

Notary Public Patricia Kay Neal

My Commission Expires:
05/30/99

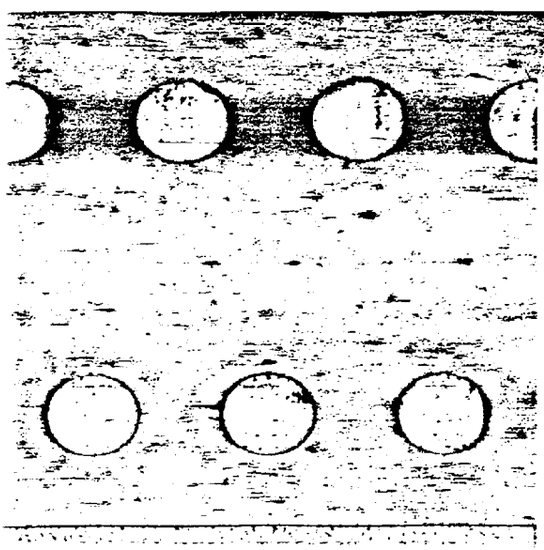
PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 1999

PROPERTY ADDRESS:
1924 Karen Drive
Nashville, TN 37217

024497
IDENTIF. ↑ REFERENCE

96 NOV -1 PM 1:12
FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN.

5917 11/01 0101 03CHECK 260.60



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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 81

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	68000.00
			CON TX	251.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	260.60
			CHECK	260.60
11/01/96	01		13:13 0001	6917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242497
IDENTIF. # REFERENCE

96 NOV -1 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083