BOX 59

WARRANTY DEED

BOOK 10263 PG 833

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 1996

Notary Public

MY COMMISSION EXPIRES: 11/29/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Martinez (NAME)	Deposit Guaranty Mortgage Company (NAME)	MAP 162-13
931 Ilawood Drive (ADDRESS)	P.O. Box 1193 (ADDRESS)	PARCEL 255
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Jackson, MS 39215-1193 (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, John W. Moreland and wife, Lavergne Moreland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Martinez and wife, Edna C. Martinez

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, Tennesse, being Lot No. 61-B, Zone Lot Division of Lots 60-63, Dreamland Estates Southeast, Section 2, of record in Plat Book 6900, page 50, amending Plat Book 5200, page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of subject lot.

Being the same property convyed to John W. Moreland and wife, Lavergne Moreland by deed from David M. Flowers and wife, Sandra K. Flowers of record in Book 8989, page 338, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed. Mrs. Lem.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6979, page 252, of the Register's Office for Davidson County, Tennessee, which the Grantees herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

THIS conveyance is subject to 1996 taxes, assumed by the Grantees the day of closing; all matters as shown on the plan of record in Book 5200, page 648, amended in Book 6900, page 50; restrictive covenants of record in Book 6426, page 636, Book 6437, page 304, Book 6467, page 165 and Book 6900, page 50, said Register's Office; any and all easements located on the property; party wall for use in common with owner(s) of attached and appurtenant improvements; and parties in possession.

unimproved ( )
This is improved (X) property, known as 931 Ilawood Drive, 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 19th day of November 19 96

John W. Moreland by Marshall T. His Attorney in Fact
John W. Moreland

Lavergne Moreland by Marshall T. His Attorney in Fact
Lavergne Moreland (Power of Attorney of record in Book 9888, page 256, RODC, TN)

BOOK 10263 PG 834

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Marshall L. Hix with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the attorney-in-fact for John W. Moreland and Laverne T. Moreland respectively ~~of the~~ (Laverne T. Moreland's of record in Book 9888, page 256, Register's Office for Davidson Co, TN ~~the within named bargainor, and corporation, and that~~ ~~as such~~ and such attorney-in-fact being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation, by the said~~ John W. Moreland and Laverne T. Moreland as such attorney-in-fact, ~~and attesting the same by the said~~ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 19th day of November 19 96.

My commission expires 1/29/2000

Ann B. Waddell
Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

02480000

IDENTIF. ↑ REFERENCE

96 NOV 19 PM 2:51

CELIA Z. RICHMAN REGISTER
DAVIDSON COUNTY, TN.

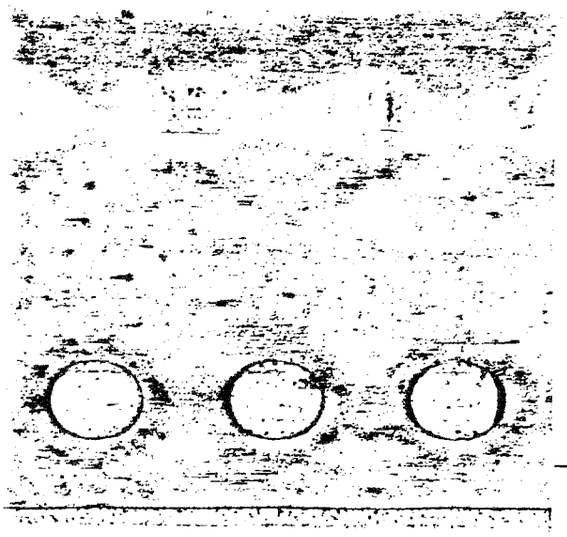
WARRANTY DEED

FROM

TO

RETURN TO:

7018 11/19 0101 03CHECK 334.60



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

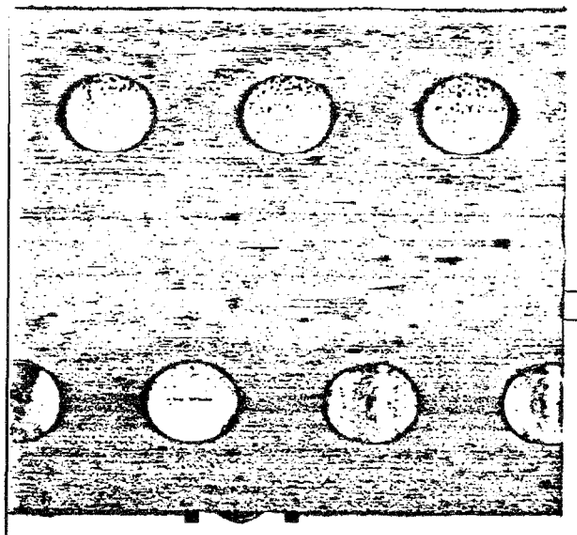
RECEIVED OF _____

FOR _____

BOOK 10263 PG 835

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 88000.00
				CON TX 325.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 334.60
				CHECK 334.60
11/19/96	01			14:53 0001 7018



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248000 IDENTIF. ↑ REFERENCE

96 NOV 19 PM 2:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089735