0265377

IDENTIF. & REFERENCE

BK/10323/PG960

FROM: ANGELA R. MAGILL,
AN UNMARRIED PERSON

97 JAN 21 AM 10:00

TO: ANTHONY S. FERNANDEZ AND WIFE,
JACY L. FERNANDEZ

DAVIDSON COUNTY, TN.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Anthony S. Fernandez and wife,	FT Mortgage Companies d/b/a	Map 116-8,
Jacy L. Fernandez	First Tennessee Mortgage	Parcel 10
3509 Woodmont Lane	P.O. Box 146	
Nashville, Tn. 37215	Memphis, Tn. 38101	

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 1997.

Notary Public

My Comm. Expires: 12/6/99

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Angela R. Magill, an unmarried person, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Anthony S. Fernandez and wife, Jacy L. Fernandez, hereinafter called "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 the north 21.5 feet of Lot No. 6 and the south 59.5 feet of Lot No. 5 of Block "B" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front together 81 feet on the westerly side of Woodmont Lane and run back between lines, 193 feet, more or less, on the northerly line and 196 feet, more or less, on the southerly line to a dead line in the rear, on which they measure 81 feet.

Being the same property conveyed to Angela R. Magill, unmarried, by deed from Edwin B. Peel, Jr. and wife, Cinthia J. Peel, of record in Book 9811, page 355, said Register's Office.

Said property is transferred subject to the following:

1. 1997 Metropolitan Government taxes.

1003A59F
18010316

2. All matters as shown on the Plan of record in Book 1130, page 13, said Register's Office.

This is improved property known as 3509 Woodmont Lane, Nashville, Tn. 37215.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 17th day of January, 1997.

Angela R. Magill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

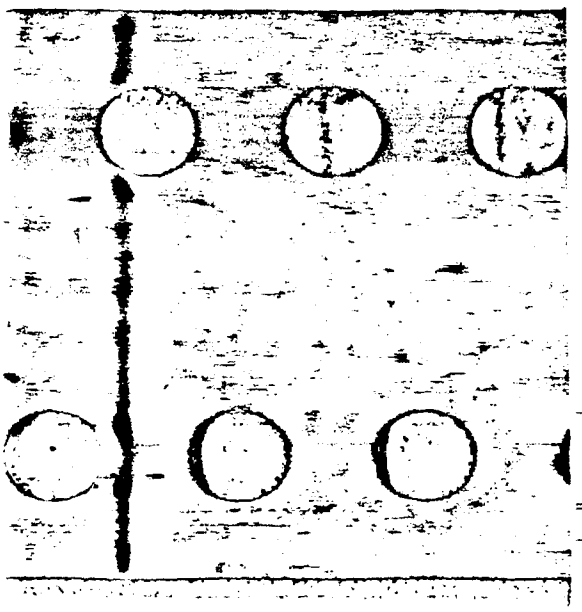
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela R. Magill, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

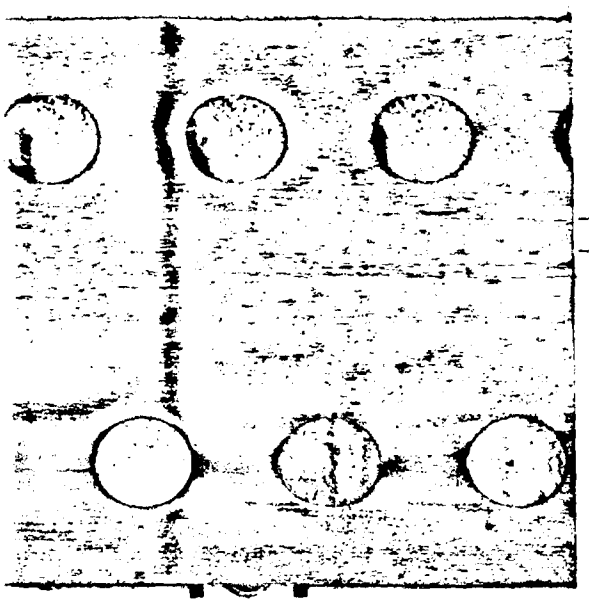
Witness my hand and seal, at office in Brentwood, Tennessee, this the 17th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 12/6/99

6115 01/21 0101 03CHECK 786.00





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

RECEIVED OF _____

FOR _____

BOOK 10323 PG 962

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	210000.00
CON TX	777.00
PRFEE	1.00
WDEED	8.00
TOTAL	786.00
CHECK	786.00

01/21/97 01 10:04 0001 6115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265377
IDENTIF. # REFERENCE

97 JAN 21 AM 10:00
REGISTER
DAVIDSON COUNTY, TN.

No. 1108607