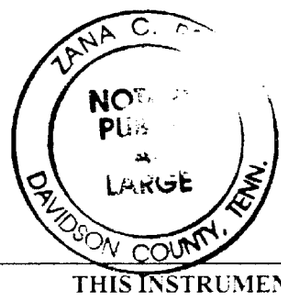
BOOK 10335 PG 566

FILED JAN 43

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(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
Miguel A. Ruiz (NAME)	First Union Mortgage Corporation (NAME)	MAP 69-12
2118 Courtney Avenue (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	PARCEL 77
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, Joseph Carlisle and wife, Susan Carlisle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miguel A. Ruiz , and wife, Lilian M. OQuendo

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 the 13th Civil District of Davidson County, Tennessee, being the southwesterly part of Lot No. 31 on the unrecorded plan of Brattonview Subdivision at Bordeaux described partly according to a survey made by E. L. Miller, Jr. and Company, Surveyors, dated January 31, 1964, as follows:

BEGINNING at a point in the southeasterly side of Courtney Avenue, said point being the southwesterly front corner of the property conveyed to A. A. Dugger and wife, Sallie L. Dugger, of record in Book 3702, Page 201, Register's Office for Davidson County, Tennessee; thence leaving Courtney Avenue and with the southerly line of the Dugger property and in a southeasterly direction 213.4 feet more or less to a point in the center line of the Tennessee Electric Power Company Easement of record in Book 787, Page 2, Register's Office; thence with the center line of said easement and in a southwesterly direction 160.75 feet more or less to a point in northeasterly margin of Bellefield Avenue; thence in a northwesterly direction 222.5 feet more or less to a point the beginning of a curve to the right; thence around said curve and in a northeasterly direction 41.2 feet more or less to point in the southeasterly margin of Courtney Avenue; thence with the margin of said Avenue and in a northeasterly direction 139 feet more or less to the point of beginning.

CONTINUED

This is improved (X) unimproved ( ) property, known as 2118 Courtney Avenue, Nashville, TN 37218
(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 30th day of January 19 97

Joseph Carlisle

Susan Carlisle

BOOK 10335 PG 567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Carlisle and wife, Susan Carlisle

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January

Commission expires January 20, 1999

Notary Public

NANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

9971 01/31 0101 03CHECK 185.05

0260953

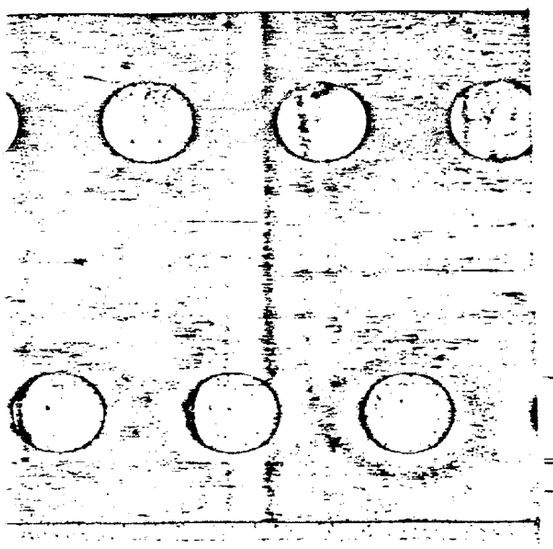
IDENTIFICATION REFERENCE

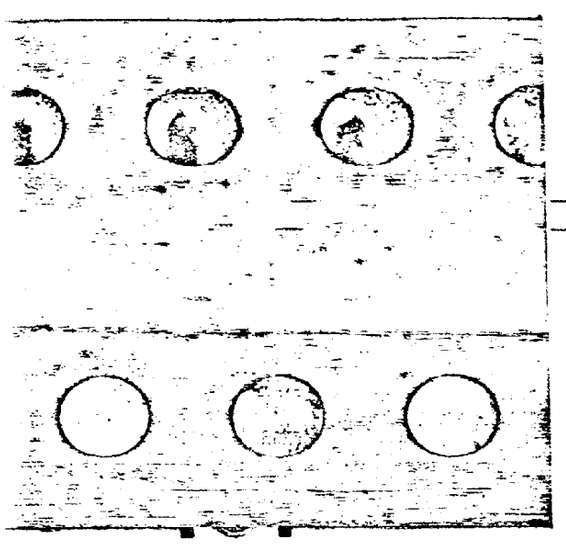
97 JAN 31 PM 2:51

FELIX A. WILLIAMS JR. II REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Joseph Carlisle and Susan Carlisle by deed from Henry G. Cisneros, Secretary of Housing and Urband Development, of record in Book 10047, Page 828, Register's Office for said County.





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

RECEIVED OF _____

FOR _____

BOOK 10335 PG 569

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 46500.00
CON TX 172.05
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TOTAL 185.05
CHECK 185.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
01/31/97 01 14:53 0001 9971

0268953
IDENTIF. & REFERENCE

97 JAN 31 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112428