59B

WARRANTY DEED

FILED 10343 PG 962

N0197-022R

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Ramon Torres A.T. E.T.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: July 22, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon Torres (NAME)	AMERICAN MORTGAGE SOURCE (NAME)	MAP 71-11
307 Edith Avenue (ADDRESS)	2 International Drive, Suite 106 (ADDRESS)	PARCEL 79
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Albert M. Pedro, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramon Torres and wife, Esther Torres

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:

Described property located in Nashville, Davidson County, Tennessee, to wit: Being Part of Lot No. 3 on the Plan of The William White Heirs Property of record in Book 332, Page 70, Register's Office for Davidson County, Tennesseee. Said Lot No. 3 fronts 40 feet and extends back parallel 150 feet to a line in rear measuring 40 feet.

This legal description is identical with that in Deed recorded in Book 7585, Page 302, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Albert M. Pedro by deed from Henry C. Cisneros, Secretary of Housing and Urban Development of record in Book 10130, Page 810, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 307 Edith Avenue, Nashville, Tennessee 37207
(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 27th day of January, 19 97

Albert M. Pedro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILED 10343PG963

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert M. Pedro, single

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 27th day of January 19 97.

Commission expires July 22, 2000

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, 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

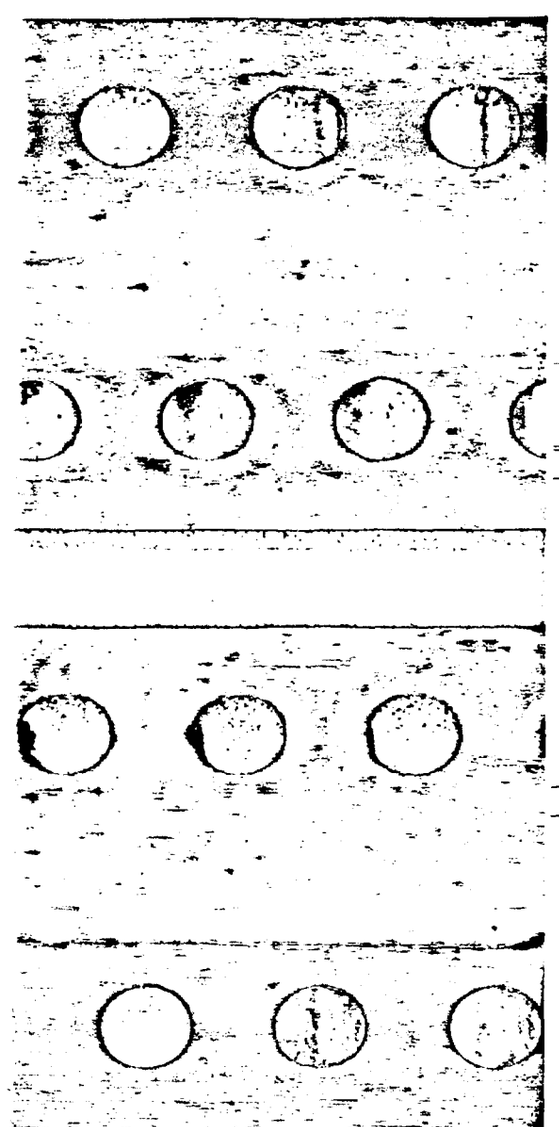
97 FEB -7 PM 12:36

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0271239

IDENTIFICATION REFERENCE

4369 02/07 0101 03CHECK 208.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10343 PG 961

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 54000.00
				CON TX 199.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 208.80
				CHECK 208.80
02/07/97	01			12:42 0001 4369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271239
IDENTIF. # REFERENCE

97 FEB -7 PM 12:36
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1114861