BOOK 10493 PG 396

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35683)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
16th DAY OF June, 19 97

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

SATURN NOTARY PUBLIC AT LARGE 9-9-97 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan F. Aguilar (NAME)	Right Mortgage Company (NAME)	106-13-74
2158 Whitney Avenue (ADDRESS)	325 West Main Street, Suite 200 (ADDRESS)	6DA-16343
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Benjamin W. Barry AND WIFE, LANA J. BARRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan F. Aguilar and Maria O. Gusman

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, Tennessee, being the southerly 100 feet of Lot No. 23 on the map showing the subdivision of the Jane Watkins Tract, of record in Plat Book 2, Page 108, of the Chancery Court at Nashville.

SAID part of said Lot No. 23 fronts 100 feet on the easterly side of Whitney Avenue and runs back between parallel lines, along the northerly margin of an alley, 150 feet to another alley in the rear.

BEING the same property conveyed to Benjamin W. Barry by deed from Charles R. Dornan and wife, Martha J. Dornan and Robert V. Hailey and wife, Ann D. Hailey of record in Book 9823, Page 666, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This property was for investment purposes only and was never the residence of the seller.

This is unimproved ( ) improved (X) property, known as 2158 Whitney Avenue, Nashville, TN 37210
(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 16th day of June, 19 97

X Benjamin W. Barry
Benjamin W. Barry

X Lana J. Barry
LANA J. BARRY

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 Benjamin W. Barry AND WIFE, LANA J. BARRY

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 16th day of June 19 97.

Commission expires 11/28/98

ALAN L. SATURDAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

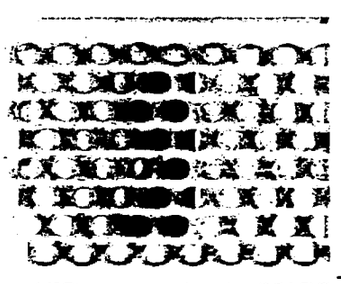
03 17684
IDENTIF. # REFERENCE

97 JUN 19 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5034 06/19 0101 03CHECK

312-40

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



RECEIVED OF _____

FOR _____

BOOK 10498 PG 398

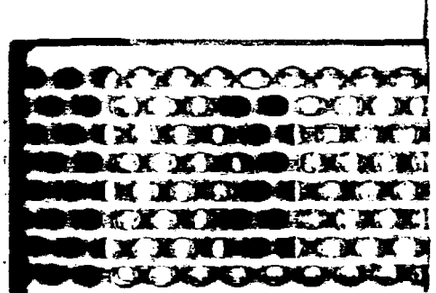
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
TOTAL	312.40
CHECK	312.40

06/19/97 01 12:35 0001 5034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0317634
IDENTIF. ↑ REFERENCE

97 JUN 19 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1165487