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BOOK 10721 PG 675

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,176.27

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 97

Notary Public

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Refugio Rodriguez (NAME)	Alliance Mtg. Co. (NAME)	MAP 173-01
552 & 554 Cedarmont Drive (ADDRESS)	P O Box 44040 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Jacksonville, FL 32232-4040 (CITY) (STATE) (ZIP)	PARCEL 130.00

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, Eugene D. Donner, Jr. and wife, Kathy L. Donner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Refugio Rodriguez and wife, Margarita Pelayo Rodriguez

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:

Being Lot Nos. 7, 11 and 12 on the Plan of Monte Carlo, Section 2-B, of record in Book 5050, Page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 6062, Page 849, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 5196, Page 649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record and any matter shown of record in Book 5050, page 99, said Register's Office.

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 6983, Page 21, Register's Office for Davidson County, Tennessee, which the Grantee(s) herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 552 & 554 Cedarmont Drive, Antioch, Tennessee 37013
(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 31st day of October, 19 97

Eugene D. Donner, Jr. by Leon Sharber, Attorney in fact
Eugene D. Donner, Jr.

Kathy L. Donner, by Leon Sharber, Attorney in fact
Kathy L. Donner

BOOK 10721 PG 676

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 Eugene D. Donner, Jr. and wife, Kathy L. Donner

the bargainor ~~SX~~, 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 ~~XXXX~~ day of ~~XXXXXXX~~ 19~~XX~~.

Commission expires ~~XXXXXXXXXXXXXXXX~~

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

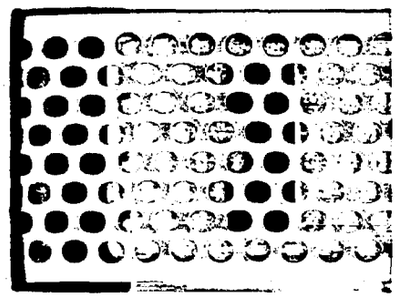
On this 31st day of October, 1997, before me personally appeared Leon Sharber, to me known to be the person who executed the foregoing instrument in behalf of Eugene D. Donner, Jr. and wife, Kathy L. Donner, and acknowledged that he executed the same as the free act and deed of said Eugene D. Donner, Jr. and wife, Kathy L. Donner.

My Commission expires:
12/18/00

Mark R. Sharber
Notary Public

MARK R. SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0380309
IDENTIFICATION REFERENCE
97 DEC 16 AM 8:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1358 12/16 0101 03CHECK 253.86



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

RECEIVED OF _____

FOR _____

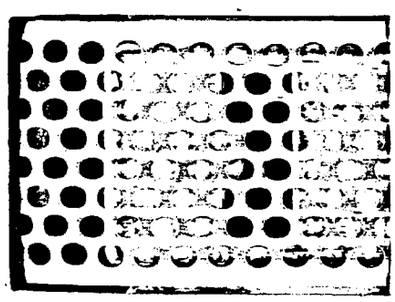
BOOK 10721 PG 677

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	66176.27
CON TX	244.86
PRFEE	1.00
WDEED	8.00
TOTAL	253.86
CHECK	253.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/16/97 26 0001 1358



0380309
IDENTIF. & REFERENCE

97 DEC 16 AM 8:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1232114