BOOK 10786 PG 681

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: May 2, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcos Abil Avila (NAME) | NationsBanc Mortgage Corporation (NAME) | 119-6 |
| 75 Lutie Street (ADDRESS) | P.O. Box 630005 (ADDRESS) | 92 |
| Nashville, Tennessee 37210 (CITY) (STATE) (ZIP) | Dallas, TX 75263-0005 (CITY) (STATE) (ZIP) | 6DA 14188 |

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, Deborah Thomas and husband, Timothy Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcos Abil Avila

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 Davidosn County, Tennessee, being Lot NO. 35 on the Plan of Sterling Subdivision NO. 1 as of record in Book 1424, page 97, Register's Office for said County.

Sai Lot NO. 35 fronts 60 feet on the southerly side of Lutie Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Deborah Thomas and wife, Timothy Thomas by deed from Jan R. Miles and Jamie Spence and Jacqueline Sullivan and Joe Reasonover, Heirs at Law of Clara Mai Reasonover, deceased of record in Book 10219, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

IDENTIF. & REFERENCE 0398441

98 FEB -9 AM 8:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 75 Lutie Street, Nashville, Tennessee 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 our hand S this 4th day of February, 19 98

Deborah Thomas

Timothy Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10786 PG 682

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Thomas and husband, Timothy Thomas

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 Brentwood, Tennessee, this 4th day of February, 1998.

Commission expires May 2, 2001

Notary Public

NOTARY PUBLIC AT LARGE ROBERTSON 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

STATE OF TENNESSEE
COUNTY OF

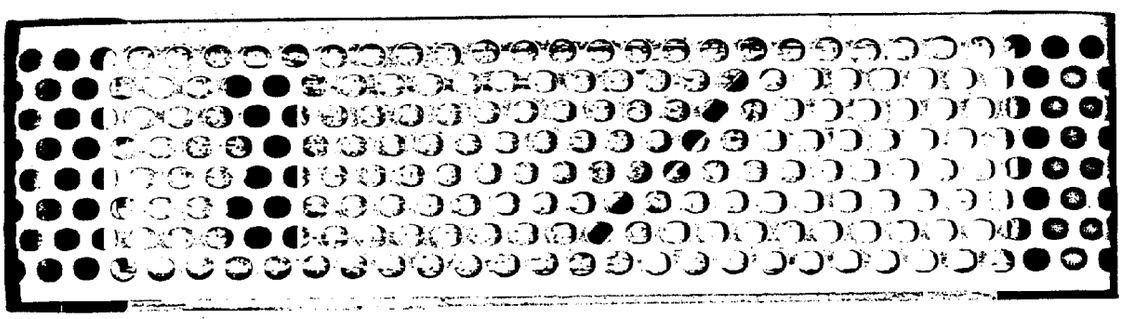
On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

0971 02/09 0101 03CHECK 243.21



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

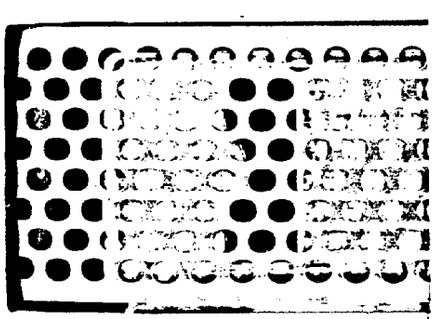
RECEIVED OF _____

FOR _____

BOOK 10786 PG 683

| | | |
|---|---|---|
| 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 | 63300.00 |
| CON TX | 234.21 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 243.21 |
| CHECK | 243.21 |

02/09/98 01 08:20 0001 0971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0398441
IDENTIF. ↑ REFERENCE

98 FEB -9 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1251514