ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ivan Perez	North American Mtge	
Giselles Bravo	3883 Airway Dr.	Map 162-10
556 Brookview Estates Drive	Santa Rosa, Ca. 95403	Parcel 142
Antioch, TN 37013		

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-04-5032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Robert A. Wallace, a single person (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, Ivan Perez and wife, Giselles Bravo, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Brookview Estates, Section 2, as of record in Book 4460, page 1634, Register's Office for Davidson County, Tennesee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Robert A. Wallace by Quitclaim Deed from Barbara A. Wallace of record in Book 9815, page 804, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 556 A & B, Brookview Estates Drive , Antioch, TN 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $74,000.00.

Affiant

Subscribed and sworn to before me this 13th day of May , 1998.

Notary Public

My Commission Expires: 11/28/98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of May, 1998.

Robert A. Wallace

Robert A. Wallace

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 Robert A. Wallace, 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 13th day of May, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

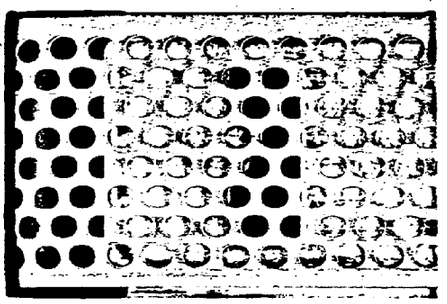
Notary Public

My Commission Expires: 1/28/98

0438296
IDENTIF. & REFERENCE

98 MAY 15 AM 10:14
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7697 05/15 0101 03CHECK 282.00



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

RECEIVED OF _____

FOR _____

BOOK 10933 PG 9

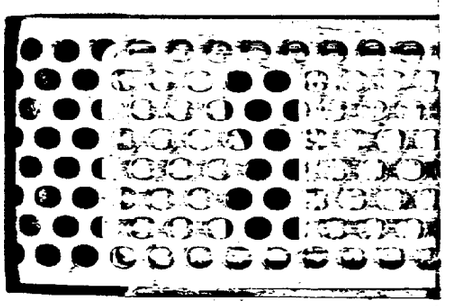
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
MIEED 8.00
TOTAL 282.80
CHECK 282.80

05/15/98 01 10:15 0001 7697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0438296
IDENTIF. ↑ REFERENCE

98 MAY 15 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293701