PREPARED BY (AND RETURN TO):

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WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (ljh/sk) Title No: 40019
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel E. Heins 208 Deer Pointe Nashville, TN 37209	New South Federal 1900 Crestwood Boulevard Birmingham, AL 35210

TAX MAP-PARCEL NUMBERS: 114-14-A-064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 220000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Manuel Alvelo, a married man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel E. Heins and spouse Lona R. Heins,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 64 on the Plan of Woodland Forest, Section 1 of record in Plat Book 6900, Pages 534-536, Register's Office for said County.

SAID Lot No. 64 fronts 55.17 feet on the southerly margin of Deer Pointe and extends back 121.50 feet on the westerly line and 126.50 feet on the easterly line to a dead line in the rear, measuring 88.87 feet thereon.

BEING the same property conveyed to Manuel Alvelo, a married man by deed from James B. Lee and wife, Carolyn Lee and Edwin A. Groves and wife, Linda J. Groves of record in Book 9739, Page 571, Register's Office for said County. Anne Alvelo joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 534-536, said Register's Office, which Plan shows a 20 foot minimum building setback line from Deer Pointe, together with a designated building site and 10 foot easement for public utility and drainage purposes along the northerly front line(s) of said lot, a 2.5 x 30 foot utility anchor easement located on the northeasterly front corner of said lot, and a 20 foot easement for public utility and drainage purposes along the southerly rear portion of said lot, with an 8 inch sewer line lying therein.; The Declaration of Covenants, Conditions and Restrictions of record in Book 7439, Page 487, Book 7596, Page 684, Book 7596, Page 692, and Restrictions in Book 7207, Page 851, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated June 8, 1998, which discloses that the concrete drive encroaches onto adjoining lot and the 10' public utility and drainage easement.

This is improved property, known as: 208 Deer Pointe, Nashville, TN 37209

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 1998.

Manuel Alvelo

Manuel Alvelo

Anne Alvelo

Anne Alvelo

State of Tennessee
County of Davidson

On this 29th day of June, 1998, before me the undersigned authority, personally appeared **Manuel Alvelo and Anne Alvelo**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

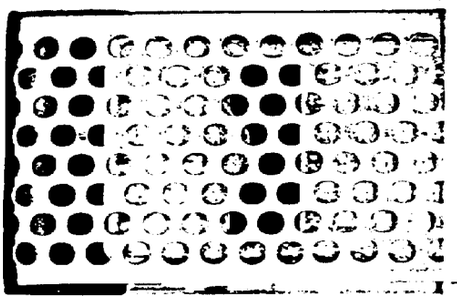
98 JUN 30 PM 12:50
CLIFF ALLISON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0456927

7646 06/30 0101 03CHECK
823.00

Wldoc: Deed Wty—12/92

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



RECEIVED OF _____

FOR _____

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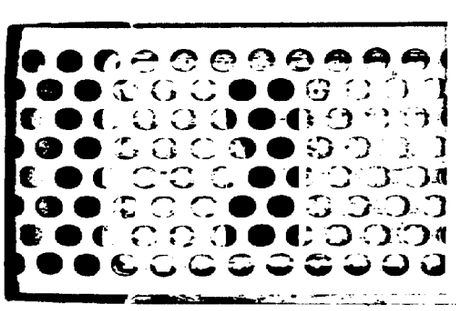
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 220000.00
CON TX 814.00
PRFEE 1.00
WDEED 8.00
TOTAL 823.00
CHECK 823.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 30 12:50 0001 7648



0456927
IDENTIF. # REFERENCE

98 JUN 30 P1 12:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313437