BOOK 11008 PAGE 35

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 1-30-99
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
Gonzalo Amaya (NAME)	~~One-Stop Mortgage, Inc.~~ (NAME)	MAP 106-13-0
2145 Dayton Avenue (ADDRESS)	~~3347 Michelson Drive, Suite 300~~ (ADDRESS)	PARCEL 213
Nashville, TN 37210 (CITY) (STATE) (ZIP)	~~Irvine, CA 92612~~ (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, Ricky Gillentine and wife, Helen Gillentine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gonzalo Amaya, unmarried

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 No. 4 and the southerly half of Lot No. 5 on the Plan of Sadler Place, of record in Book 332, Page 31, and that part of the vacated alley No. 1846 between Glenrose Avenue and Alley No. 1847 (Proposal No. 93M-045U) of record in Book 9954, Page 847, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 5 front together 76 feet on the westerly side of Dayton Avenue and run back 175.5 feet on the southerly line and 173.9 feet, more or less, on the northerly line, to an alley, measuring 75 feet thereon.

BEING the same property conveyed to Ricky Gillentine and wife, Helen Gillentine by deed from Harold G. Roberts and Thelmon B. Roberts and Dorothy Ann Roberts Gilbert, sole heirs of the Estate of Edith D. Roberts, of record in Book 9911, Page 888, Register's Office for said County. Also see Warranty Deed of record in Book 11008, Page 31 and Warranty Deed of record in Book 11008, Page 33, Register's Office for said County.

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unimproved ( )
This is improved (X) property, known as 2145 Dayton 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 our hand s this 24th day of June 19 98

Ricky Gillentine

Helen Gillentine

01.01 03CHENK 225.00

BOOK 11008 PAGE 36

FILE BOX 45

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 Ricky Gillentine and wife, Helen Gillentine

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 Nashville, Tennessee, this 24th day of June, 1998.

Commission expires 1-20-99

Notary Public

ZANA PETTY
NOTARY PUBLIC
DAVIDSON COUNTY

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

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

RECEIVED OF _____

FOR _____

BOOK 11008 PAGE 37

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
CHECK 225.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/06/98 01 15:46 0001 9984

0459117
IDENTIF. & REFERENCE

98 JUL -6 PM 3:45

REGISTER
DAVIDSON COUNTY, TN.

No. 131571