File Box 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214-3614

BOOK 11025 PAGE 156

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, BANKER'S TRUST COMPANY OF CALIFORNIA, N.A. AS TRUSTEE FOR VENDEE MORTGAGE TRUST 1996-3, does hereby bargin, sell, transfer and convey unto SOFIA E. JIRON, Single, RAMON S. CAMPOS, Single and JOSE C. GIRON, married, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 132 on the Plan of Edge-O-Lake Estaes, Section 8, of record in Plat Book 3700, page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Banker's Trust Company of California, NA, as Trustee for Vendee Mortgage Trust 1996-3, of record in Book 10830, page 534, said Register's Office.

GRANTEE(S), Sofia E. Jiron, Ramon S. Campos and Jose C. Giron whose address is 2825 Mossdale Drive, Nashville, TN 37217 is responsible for the payment of real property taxes on subject property.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee(s), Sofia E. Jiron, Ramon S. Campos and Jose C. Giron, their heirs and assigns, forever.

Said BANKER'S TRUST COMPANY OF CALIFORNIA, NA, AS TRUSTEE FOR VENDEE MORTGAGE TRUST 1996-3, warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said BANKER'S TRUST COMPANY OF CALIFORNIA, NA, AS TRUSTEE FOR VENDEE MORTGAGE TRUST 1996-3, has executed this deed this 23rd day of June, 1998.

BANKERS TRUST COMPANY OF CALIFORNIA, NA
AS TRUSTEE FOR VENDEE MORTAGE COMPANY 1996-3

BY: NATIONSBANC MORTGAGE CORPORATION
ATTORNEY IN FACT

Its: VIRGIL E. McCAULEY
VICE PRESIDENT

Witness:

0463786
IDENTIFICATION REFERENCE

98 JUL 17 PM 1:33
DAVIDSON COUNTY, TN

4985 07/17 0101 03CHECK 413.93

BOOK 11025 PAGE 157

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, of the State of County aforesaid, personally appeared Virgil F. McCauley of NationsBanc Morgage Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged NationsBanc Mortgage Corporation to be Attorney in Fact for BANKER'S TRUST COMPANY OF CALIFORNIA, NA, the within named bargainor, a Corporation, and that he/they as such Vice President of NationsBanc Mortgage Corporation executed the foregoing instrument in behalf of Banker's Trust Company of California, NA, and acknowledged that he/she as such Vice President of NationsBanc Mortgage Corporation executed the same as the free act and deed of said Banker's Trust Mortgage Company of California, NA as Trustee Vendee Mortgage Trust 1996-3.

Witness my hand and seal, this 23rd day of June 1998.

MELISSA McAFEE NOTARY PUBLIC STATE AT L[illegible]

Notary Public

My Commission Expires:

MELISSA McAFEE
Notary Public, State at Large, KY
My commission expires Feb. 17, 2002

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 108,900.00.

Affiant

Sworn to and subscribed before me this 24th day of June, 1998.

Notary Public

OLLIE MAE PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 27, 1999

My Commission Expires:

****

NAME & ADDRESS NEW OWNERS:

Sofia E. Jiron
2825 Mossdale Drive
Nashville, TN 37217

SEND TAX BILLS TO:

GMAC Mortgage Corp.
3451 Hammond Avenue
P. O. Box 780
Waterloo, Iowa 50704-0780

Map: 150-1 Parcel: 164

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11025 PAGE 158

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				108900.00
				CON TX 402.93
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 413.93
				CHECK 413.93
			07/17/98 01	13:35 0001 4985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463786

IDENTIFICATION REFERENCE

98 JUL 17 PM 1:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1320668