WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36958)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

DANIEL M DURAN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July, 19 98

Notary Public

MY COMMISSION EXPIRES: 5/4/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M. Duran	Right Mortgage Company	107-13-81
(NAME)	(NAME)	
1216 Thompson Place	325 West Main Street, Suite 200	2DA 55725
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(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, Linda Wunder, n/k/a Linda Wunder Furmanick and husband, Roger M. Furmanick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel M. Duran and Maria M. Osorio

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 Davidson County, Tennessee, being Lot No. 290 on the Map of Miro Meadows, Second Addition, of record in Book 1494, Page 112, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the North line at Thompson Place, the corner of Lots Nos. 289 and 290; thence with the line between said lots Northerly 180.2 feet to a point; thence Easterly 117 feet to the West margin of Connelly Drive; thence with the margin of the same, Southerly 166.28 feet to the beginning of a curve; thence around said curve, Southwesterly 30.09 feet to the North margin of Thompson Place; thence with the margin of the same, Westerly 80.69 to the beginning.

BEING the same property conveyed to Linda Wunder by deed from Lorene Allen of record in Book 9440, Page 547, Register's Office for Davidson County, Tennessee.
The foregoing is the same legal description as appears in the previous deed of record.
The said Linda Wunder is now known as Linda Wunder Furmanick.
Roger M. Furmanick, husband of Linda Wunder Furmanick, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that he may have in and to said property.

1886 08/04 0101 03CHECK 305.15

unimproved ( )
This is improved (X) property, known as 1216 Thompson Place, Nashville, TN 37217
(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 my hand this 30th day of July, 19 98

Linda Wunder-Furmanick
Linda Wunder Furmanick

Roger M. Furmanick
Roger M. Furmanick
by Linda W. Furmanick A-I-F

BOOK 11049 PAGE 27

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 Linda Wunder, n/k/a Linda Wunder Furmanick and husband, Roger M. Furmanick

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 30th day of July, 98

Commission expires 5/26/02

Notary Public

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 DAVIDSON)

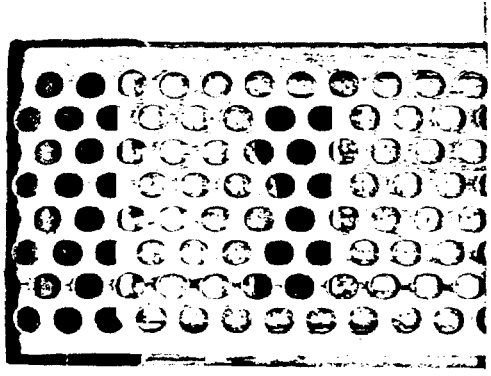
On this the 30 day of July, 1998 before me personally appeared Linda W. Furmanick, to be known to the person who executed the foregoing instrument in behalf of Roger M. Furmanick

as his/her/their attorney-in-fact, and acknowledged that he/she/they executed the same as the free act and deed of the said Roger M. Furmanick, as though he/she/they personally had acted.

WITNESS my hand and official seal at Nashville, Tn, This the 30th day of July, 1998

My Commission Expires: 5/26/02

04770258
IDENTIF. & REFERENCE
98 AUG -4 AM 9:10
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

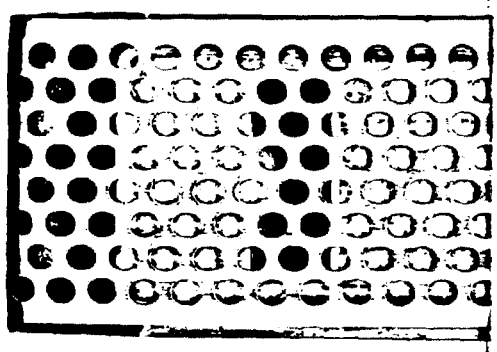
BOOK 11049 PAGE 28

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 79500.00
CON TX 294.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 305.15
CHECK 305.15
08/04/98 01 09:11 0001 1886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04702258
IDENTIF. ↑ REFERENCE
98 AUG -4 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327485