PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX XXXX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 1998

Notary Public K. J. Shelton

MY COMMISSION EXPIRES 09-26-99

(AFFIX SEAL) NOTARY PUBLIC AT LARGE COUNTY, TENN.

BOOK 11059 PAGE 157

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 370

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Panchito T. Alvarez	Franklin American Mortgage	11094481
(NAME)	(NAME)	
1417 Apache ~~Trail~~Lane	214 Overlook Court, S-150	53-9-66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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,

Harry H. Chitwood, III and wife, Julie Ann Chitwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Panchito T. Alvarez and wife, Nida C. Alvarez

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. 65 on the Plan of Phase II, Kimbolton, a Planned Unit Development, of record in Book 6900, Pages 792, 793, and 794, said Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase II Kimbolton, as said areas are set forth and defined in Restrictions of record in Book 7464, Page 969; Book 7470, Page 126, and Book 7799, Page 50, and The Charter of record in Book 7483, Page 982, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry H. Chitwood, III and wife, Julie Ann Chitwood by deed of record in Book 9963, Page 992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is ~~unimproved~~ improved XX property, known as 1417 Apache Trail Lane Madison, TN 37115
(Home 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 hands this 6th day of August , 1998

Harry H. Chitwood, III

Julie Ann Chitwood

BOOK 11059 PAGE 158

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,

Harry H. Chitwood, III and wife, Julie Ann Chitwood

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August 1998

Commission expires September 25, 1999

K. J. Shelton Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of August 19 98

Commission expires September 25, 1999

K. J. Shelton Notary Public

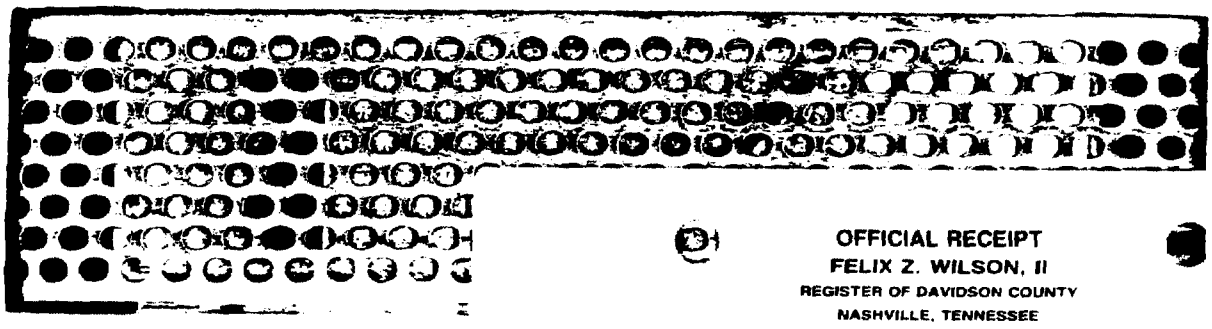
0472991

IDENTIFICATION REFERENCE

98 AUG 10 PM 1:46

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

4863 08/10 01:01 03CHECK 480.



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

RECEIVED OF _____

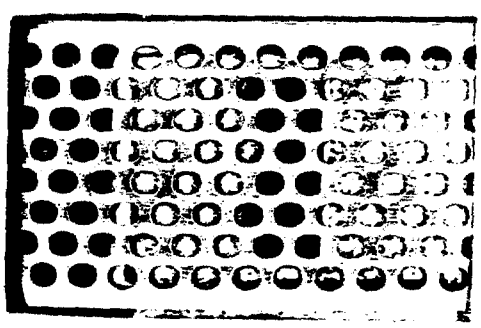
FOR _____

BOOK 11059 PAGE 159

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 127000.00	
			CON TX 469.90	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 480.90	
			CHECK 480.90	
08/10/98	01	13:47 0001	4863	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



047299

IDENTIF. # REFERENCE

98 AUG 10 PM 1:47

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

No. 1331427