RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Return to:
Cumberland Title Co.
4733 Andrew Jackson
Hermitage, TN 37076

LIMITED WARRANTY DEED

(Tennessee)

BOOK 11065 PAGE 528

MAP-PARCEL NO. 60-16-36

THIS INDENTURE, made and entered into this 15 day of May, 1998, by and between

BANK OF AMERICA NT & SA, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AMERICAN HOUSING TRUST XI

party of the first part, and

KIMBERLY KENTES

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part in the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee described as follows, to-wit:

Being Lot NO. 67 on the Plat of Capitol View Subdivision, of record in Plat Book 974, at pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

* ~~Being the same property conveyed to Joel E. Jordan, Substitute Trustee and husband Larry Woodford Fay Secretary of Veterans Affairs deed dated September 13, 1991 being recorded in Book 7111, page 662, Register's Office of Davidson County, Tennessee.~~

This is improved property known as 2801 Alhambra Circle, Nashville, TN 37207.

This conveyance is made subject to the following:

A State of Tennessee lien of record in Book 8109, page 138, Register's Office for Davidson County, Tennessee, was released by instrument of record in Book 8118, page 12, said Register's office; and to the following:

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered; except for easements, building lines and restrictions of record to the extent that they are valid and enforceable against the hereinabove

* Being the same property conveyed from Joel E. Jordan, Substitute Trustee to Grantor herein by Substitute Trustee's Deed recorded in Book 10591, Page 70, and corrected and refiled in Book 10693, Page 431 of the Register's Office of Davidson County, Tennessee.

described property, and any other matters as reflected by the records of the Register's Office of Davidson County, Tennessee and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims arising by, through, or under the party of the first part, but not otherwise. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BY ACCEPTING THIS LIMITED WARRANTY DEED, PARTY OF THE SECOND PART ACKNOWLEDGES THAT HE HAS HAD ADEQUATE OPPORTUNITY TO INSPECT THE PROPERTY CONVEYED HEREIN AS WELL AS ALL IMPROVEMENTS LOCATED THEREON. EXCEPT AS SPECIFICALLY SET FORTH IN THIS LIMITED WARRANTY DEED THIS CONVEYANCE IS MADE WITHOUT WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED AND IS ON AN "AS IS" AND "WHERE IS" BASIS. IT IS UNDERSTOOD AND AGREED THAT THE WARRANTY OF TITLE MADE HEREIN IS EXPRESSLY LIMITED TO MATTERS ARISING BY, THROUGH OR UNDER THE PARTY OF THE FIRST PART, AND ANY OTHER WARRANTIES OF ANY KIND ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

WITNESS the signature of the said party of the first part the day and year first above written.

BANK OF AMERICA NT & SA, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AMERICAN HOUSING TRUST XI

By: _____
Name: IRENE V PARRA JUDY PEI
Title: Vice President Assistant Secretary

THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared IRENE V. PARRA JUDY PEI as Vice President/Assistant Secretary of **BANK OF AMERICA NT & SA, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AMERICAN HOUSING TRUST XI** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he\she\they executed the same for the purposes therein contained; and they further acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and Notary Seal at office this 14 day of May, 1998.

IVAN FLOWERS
Commission # 1146800
Notary Public - California
Los Angeles County
My Comm. Expires Jul 14, 2001

_____
Notary Public

My commission expires: _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 58000.00 which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant Sheryl J Kell

Subscribed and sworn to before me this 1st day of June 1998

W. CAL DAVIS
Notary Public, State of Texas
My Commission Expires 3-28-2000

BOOK 11065 PAGE 530

Mailing Address for Tax Notices:

NationsBanc Mortgage
2059 Northlake Parkway
Tucker, GA 30084

NEW OWNER:
KIMBERLY KENTES
2801 Alahambra Circle, Nashville, TN 37207

This instrument prepared by:
Jay C. Paxton
Attorney At Law
Morris, Lendais, Hollrah & Snowden
1980 Post Oak Blvd., Suite 700
Houston, Texas 77056
F:\CONV\STC\CROWE.SWD.SD2

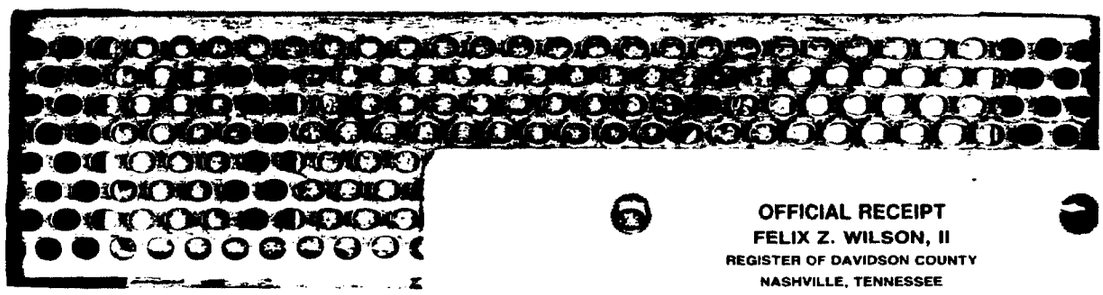
MAIL ENV.

98 AUG 14 AM 9:05

04748 42

6869 08/14 0101 03CHECK 229.60

3



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

RECEIVED OF _____

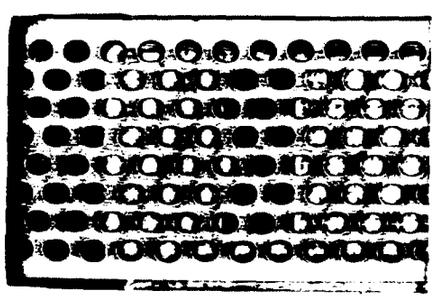
FOR _____

BOOK 11065 PAGE 531

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		PROB FEE - PROBATE FEE

WDEED 1* 8.00
WFEE 2.00
OTHER
CHECK TOTAL PAID

DATE	SYMBOL	VALUATION	TAX AND FEES
08/14/98	01	09:18	0001 6898



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 58000.00
CON TX 214.60
PROBE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 225.60
CHECK 225.60

0474842
ALBERT A REFERENCE
98 AUG 14 AM 9:05
REGISTER
DAVIDSON CO. TN.

08/14/98 01 09:06 0001 6869

Total $229.60

No. 1332405