THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

OLLIE MAE PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ORANGE

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,935.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES 3/27/99
(AFFIX SEAL)

My Commission Expires MARCH 27, 1999

SPECIAL WARRANTY DEED

RSD # 5698/3351244 BD

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Uscanga (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 83-1
913 Emmett Avenue (ADDRESS)	7101 Executive Ctr. Dr. #151 (ADDRESS)	PAR 214
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Ameriquest Mortgage Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Uscanga and wife, Nidia Uscanga

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 number 18 on the Plan of J. G. Grissom's Grand Avenue Addition, as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AMERIQUEST MORTGAGE COMPANY by Substitute Trustee's Deed of record in Book 10902, page 395, said Register's Office.

THIS CONVEYANCE IS MADE OF, BY AND THROUGH THE GRANTOR FROM THE TIME GRANTOR TOOK TITLE TO THE PROPERTY, and any warranties, if any, are from that time and not further or otherise.

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

98 DEC 29 AM 11:23
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0529770

5338 12/29 0101 03CHECK 182.81

unimproved ( )
is improved (X) property, known as 913 Emmett Avenue, Nashville, Tennessee 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;

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 15th day of December 19 98

Ameriquest Mortgage Company
By: Barbara Dzikowski, Its: Assistant Secretary

Dawn L. Reynolds, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared BARBARA OZIKOWSKI and DAWN L. REYNOLDS with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the its: ASSISTANT SECRETARY and Assistant Secretary respectively of the Ameriquest Mortgage Company the within named bargainor, and corporation, and that she as such its: ASSISTANT SECRETARY and ASSISTANT SECRETARY being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said BARBARA OZIKOWSKI as such its: Assistant Secretary, and attesting the same by the said DAWN L. REYNOLDS as such Assistant Secretary.

Witness my hand and official seal at office at IRVINE, CALIFORNIA on this the 15 day of December 19 98.

My commission expires 3-5-99

Diane Stevens
Notary Public

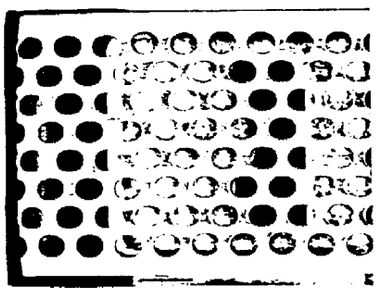
D'ANE STEVENS
COMM. # 1055325
Notary Public — California
ORANGE COUNTY
My Comm. Expires MAR 5, 1999

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____



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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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

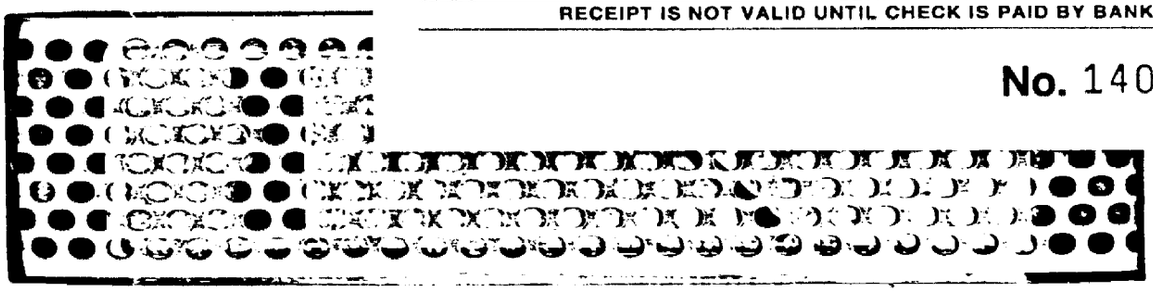
CHKT [illegible] 75.00
CO TX 175.50
PRFEE 1.00
MISC 6.00
CFEE 2.00
TOTAL 189.50
CHEC 189.50

12/29/98 01 11:21 0001 5238

0529770
IDENTIF. # REFERENCE

98 DEC 29 AM 11:24
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



No. 1406852