Record & Return to:

File No: 00291034, Box 35

WARRANTY DEED

BOOK 11391 PG. 743

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janice S. Rodriguez	1st Guaranty Mtg Corp	Map 105-13
[NAME]	[NAME]	
920 Lawrence Avenue	8010 Greensboro Dr., Ste 1175	
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37204	McLean, VA 22102	Parcel 296.01
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

0001 01/19/1999 01:01:03PM CHECK 551.13

James W. Bilyeu and wife, Wadean H. Bilyeu

have this day bargained and sold, and do hereby transfer and convey unto the said Janice S. Rodriguez and husband, Ernest Rodriguez

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson

} The actual consideration or value which ever is greater, for this transfer is $ 144,900.00

Subscribed and sworn to before me, this the 17TH day of MARCH, 19 99.

Affiant

My Commission Expires: 09/08/01
[Affix Seal]

Notary Public Linda V. Jones

unimproved (expires SEPT. 8, 2001)

This is improved (X) property known as 920 Lawrence Avenue, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 17TH day of MARCH, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James W. Bilyeu

Wadean H. Bilyeu

James W. Bilyeu

Wadean H. Bilyeu

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State James W. Bilyeu and wife, Wadean H. Bilyeu

the within named 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 Williamson COUNTY, Tennessee, this 17TH day of MARCH, 19 99.

Linda V. Jones
Notary Public

Commission expires 09/08/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being the east 50 feet of the west 100 feet of Lot No. 86, on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Lawrence Avenue, 50 feet east from the southwest corner of Lot no. 86; running thence northerly 166 feet more or less to the southerly margin of an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 167 feet more or less to the north margin of Lawrence Avenue; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to James W. Bilyeu and Mark A. Bilyeu, as joint tenants with right of survivorship, by deed from John Henry Green, unmarried, of record in Book 11214, page 486, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11391 PG. 746

0563261

ISSUE # REFERENCE

99 MAR 19 AM 10:1

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	
	144900.00
CON TX	536.13
PRFEE	1.00
WREED	12.00
CFEE	2.00
TOTAL	551.13
CHECK	551.13

03/19/99 01 10:11 0001 0881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439990