3908 File Box #38

WARRANTY DEED

J179 [illegible] THIS INSTRUMENT PREPARED BY BOOK 6584 PAGE 332

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GREGG L. GUERRENO (NAME)	ZEITLIN FINANCIAL SERVICES, (NAME)	Map 142-3
7293 Cavalier Road (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 43
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	9D-5062

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, LOUIS N. FARRINGER, JR. and wife, LUCINDA E. FARRINGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGG L. GUERRENO and wife, JERRILYN J. GUERRENO

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 381 on the Plan of Walnut Hill Manor, Section I, as of record in Plat Book 4460, page 108, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Louis N. Farringer, Jr. and wife, Lucinda E. Farringer by deed from Louis N. Farringer and wife, Frances T. Farringer of record in Book 5061, page 649, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4643, page 946, amended in Book 5057, page 885; and (3) All matters appearing on the plan of record in Plat Book 4460, page 108.

J 1 3 7 6 5

IDENTIF. REFERENCE

JUN 18 10 23 AM '85

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 7293 Cavalier Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of June, 1985

Louis N. Farringer Jr.
LOUIS N. FARRINGER, JR.

Lucinda E. Farringer
LUCINDA E. FARRINGER

BOOK 6584 PAGE 333

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 LOUIS N. FARRINGER, JR. and wife, LUCINDA E. FARRINGER the bargainors, 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 14th day of June, 1985.

My commission expires 4/19/87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Gregg L. Guerrero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1985

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

LOUIS N. FARRINGER, JR. and wife, LUCINDA E. FARRINGER

TO

GREGG L. GUERRERO and wife, JERRILYN J. GUERRERO

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6584 PAGE 334

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			89000.00- CAMT.	
			231.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	237.90-
9179A	06/18/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 3. 7. 6. 5.

IDENTIF. REFERENCE

JUN 19 10 23 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 145584