THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Raymond H. Ferreira, et ux. 5211 Franklin Road Nashville, TN 37220	same	Map 160-2 Parcel 57 OH-03925

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Janice Swafford Holt

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Raymond H. Ferreira and wife, Margie L. Ferreira

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the plan of Russellwood Heights, as of record in Book 3842, page 188, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Willowdale Court at the common corner of Lot Nos. 1 and 2; thence with the margin of said Court, easterly 295 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.97 feet to a point in the westerly margin of Franklin Road; thence with the margin of the same, southerly 272.5 feet to a point; thence leaving said Road, westerly 260.64 feet to the common rear corner of Lot Nos. 1 and 2; thence with the line between said lots, northwardly 310.3 feet to the point of beginning.

Being the same property conveyed to Janice Swafford by deed from J. D. Bloodworth and wife, D. Joan Sims Bloodworth of record in Book 6232, page 894, Register's Office for Davidson County, Tennessee. The said Janice Swafford having married and now being Janice Swafford Holt and the said Jerry Holt joins in this conveyance to convey any interest he may have as the husband of Janice Swafford Holt.

Taxes for the year 1986 are prorated and assumed by the Grantees herein.

This is ( ) unimproved
(x) improved property at 5211 Franklin Road, Nashville, TN

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 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 24TH day of October, 1986.

JANICE SWAFFORD HOLT

JERRY HOLT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice Swafford Holt and Jerry Holt the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24TH day of October, 1986.

My Commission Expires:
7-31-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 250,000.00.

AFFIANT

Subscribed and sworn to before me this 24TH day of October 1986.

My Commission Expires:
7-31-89

NOTARY PUBLIC

RECORDED
OCT 27 11 09 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

5.6.6.2.8

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

RECEIVED OF _____

FOR _____

BOOK 7020 PAGE 386

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

250000.00- CAPT.
700.00 CSTAX
.50 PRFE
6.00 WDED
CHECK 706.50-
8507A1C/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5662 8.

IDENTIFICATION REFERENCE

OCT 27 11 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04648