FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 1987

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Leopoldo Sapene	AmSouth Mortgage Company, Inc.	MAP 136-14
(NAME)	(NAME)	
1014 Carla Court	P. O. Box 847	PARCEL 196
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Birmingham, Alabama 35201	02D73864
(CITY) (STATE) (P.O. ZIP)	(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, Brewer & Brewer, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leopoldo Sapene and wife, Beatriz de Sapene

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.

BEING Lot No. 158A of the Zone Lot Division of Lots 155 through 164 of Harbor Gate Subdivision, Section 2, of record in Plat Book 6900, page 17, amending Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brewer & Brewer, Inc. a Tennessee Corporation, by deed from Robert N. Buchanan, III, Trustee, of record in Book 6797, page 808, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494; Book 6900, page 17 and Book 5300, page 909, Register's Office for said County.

This conveyance is subject to a Sewer Easement, of record in Book 5904, page 79, said Register's Office.

90383

IDENTIF. REFERENCE

FEB 4 11 37 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 1014 Carla Court, Nashville, TN 37217
(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 heir 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 covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 30th day of January, 1987

Brewer & Brewer, Inc.

By: James W. Brewer (Sec)

James W. Brewer, Sec. Tres.

BOOK 7127 PAGE 335

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/and who acknowledged that _____ (or proved to me on the basis of satisfactory evidence) 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 TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James W. Brewer and _____ with whom I am personally acquainted/and who upon his oath acknowledged himself (or proved to me on the basis of satisfactory evidence) to be the Sec. Tres. and _____ respectively of the Brewer & Brewer, Inc. the within named bargainor, and corporation, and that (he) as such Sec. Tres. and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James W. Brewer as such Sec. Tres., and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 30th day of January 19 87

My commission expires 9/9/89

Patricia Nichols
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Brewer & Brewer, Inc.

TO

Leopoldo Sapene
Beatriz de Sapene

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7127 PAGE 336

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

720[illegible].00- CAMT.
201.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 228.10-
082BA02/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90383.

IDENTIFICATION REFERENCE

FEB 4 11 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42077