WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO	MAP-PARCEL NO.
James U. Finchum	309 River Road Mt. Juliet, Tn 37122	Map 105-5 Parcel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 82,319.55

James U. Finchum
Affiant

Subscribed and sworn to before me this 16th day of June, 1987.

Notary Public

Commission expires: 5-13-89

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, CATALINO MORENO, Jr. and wife, GERALDINE MORENO hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES U. FINCHUM, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 5, 6, and 7 on the plan of B. F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, page 115, Register's Office for said County, described together as follows:

Beginning on the westerly margin of 4th Avenue South at its intersection with the southeasterly margin of Rains Avenue; thence with the westerly margin of 4th Avenue South, southwardly 168 feet to the northerly margin of an alley; thence with said alley westwardly 114 feet to the southeasterly margin of Rains Avenue; thence with said Avenue, northeastwardly 184 feet to the beginning.

Included in the above description but E uded therefrom is that part of said property conveyed to the City of Nashville by three deeds, two from Mrs. Sarah C. Lehi, of record in Book 1005, page 412 and 421, and the other from Nashville and American Trust Company of record in Book 1023, page 164, said Register's Office.

Being the same property conveyed to Catalino Moreno, Jr. by deed from James U. Finchum of record in Book 7111, page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain indebtedness secured by a Wrap Around Deed of Trust of record in Book 7111, page 27, Register's Office for Davidson County, Tennessee, and to a certain indebtedness secured by a Deed of Trust of record in Book 7071, Page 36, said Register's Office, the balance of which the Grantee herein assumes and agrees to pay.

Geraldine Moreno, spouse of the said Catalino Moreno, Jr. has joined in the execution of this deed for the purpose of conveying any right, title or interest she may have in the premises by way of her marital status.

This is unimproved/improved property, known as Rains and 4th Avenue, 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 Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove mentioned, and taxes for the year 1987 which the Grantee herein assumes and agrees to pay.

AND We do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of June, 1987.

Catalino Moreno, Jr.

Geraldine Moreno

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of June, 1987, before me personally appeared CATALINO MORENO, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, this 16th day of June, 1987.

Notary Public

My Commission Expires:
3-13-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of June, 1987, before me personally appeared GERALDINE MORENO, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 16th day of June, 1987.

Notary Public

My Commission Expires:
1/2/90

37903

IDENTIFICATION REFERENCE

Jun 18 2 30 PM '87

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7272 PAGE 708

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

82319.59- CAMT.
230.44 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 239.94-
0960A06/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37903

IDENTIFICATION REFERENCE

JUN 18 3 23 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 95225