ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
VICTOR M. RIVERA	CITIZENS & SOUTHERN MORTGAGE COMPANY	23W 17115
(NAME) 406 Avondale Drive	(NAME) P.O. Box 656	Map 83-10, Parcel 82
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS) Tucker, GA 30085-0656	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

File 41

WARRANTY DEED BOOK 7577 PAGE 607

For and in consideration of the sum of TEN AND 00/100 ----------($10.00) DOLLARS cash in hand paid by the within named Grantee , and other good and valuable considerations, the receipt of which is hereby acknowledged,

7547 06/20 0101 03CHECK 140.90

I, ARLIN L. McRAE,

have bargained and sold, and by these presents do transfer and convey unto the said VICTOR M. RIVERA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 134 and all of Lot No. 135 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 134 and all of Lot No. 135 fronts together 50 feet on the westerly side of Avondale Drive and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to Arlin L. McRae by deed from Ruth F. Faulkner of record in Book 7479, page 8, Register's Office for Davidson County, Tennessee.

Jean McRae joins in this conveyance for the express purpose of relinquishing all marital rights which she may have in subject property by virtue of marriage to Arlin L. McRae.

4 1 8.2 9

IDENTIFICATION REFERENCE

JUN 20 1 47 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )

This is improved (xx) property, known as 406 Avondale Drive (House Number) (Street)

Nashville, TN (City or Town) 37206 (Zip Code)

(P.O. Address)

To have and to hold the said trade 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 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.

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 13th day of June, 19 88

Arlin L McRae

Arlin L. McRae

Jean McRae

Jean McRae

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7577 PAGE 608

Personally appeared before me the undersigned, a Notary Public in and for said County and State Arlin L. McRae and wife, Jean McRae

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 seat at Madison Tennessee, this 13th day of June, 19 88.

Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____ he 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 seat, at office in _____ this _____ day of _____, 19 ____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $48,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 13th day of June, 19 88.

My commission expires 7-17-88 Notary Public

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

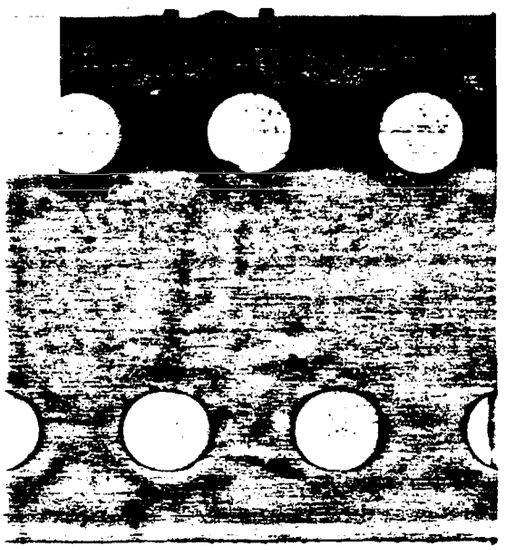
WARRANTY DEED

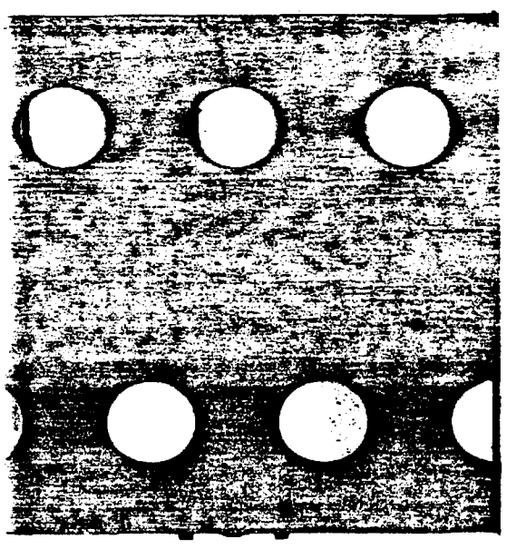
FROM
ARLIN L. McRAE

TO
VICTOR M. RIVERA

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7577 PAGE 609

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 48000.00
				CON TX 134.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 140.90
				CHECK 140.90
06/20/88	01			13:51 0001 7547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 8 2 9.

IDENTIFICATION REFERENCE

JUN 20 1 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104349