FILE BOX 38 FILE #8637

WARRANTY DEED

BOOK 7825 PAGE 860

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANDREW N. CURREY	SOVRAN MORTGAGE CORPORATION	MAP 130-7
(NAME)	(NAME)	
4300 Iroquois Avenue	201 East Cary Street	PARCEL 70
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Richmond, Virginia 23219	BM8025
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, PETE H. FRANCESCON, SR., SAM A. FRANCESCON, JR., and VICTOR B. FRANCESCON, SR., HEIRS-AT-LAW OF VINCENZA FRANCESCON, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW N. CURREY and MELISA S. POOLE, both unmarried

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 the easterly part of Lot No. 153 on the plan of Part of Royal Oaks Land Co.'s Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at the northeast corner of Iroquois Place, formerly 8th Street, and Lynwood Boulevard; thence with the northerly margin of said Place, westwardly 153.7 feet to the southeast corner of the property conveyed to Theodora Scruggs, et al, by deed from Bransford Realty Company, of record in Book 1081, page 645, said Register's Office; thence with said Scruggs easterly line, northwardly, 269 feet to the southerly line of Lot 152; thence with said line eastwardly 221 feet to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly, 285.8 feet to the beginning.

Being the same property conveyed to S.A. Francescon and wife, Vincenza Francescon by deed from Bransford Realty Company of record in Book 1149, page 269, said Register's Office. S.A. Franceson has since died. Vincenza Francescon has subsequently died.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

This is not, nor has it ever been, the principal residence of the Grantors herein.

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9423 04/27 0101 03CHECK 584.00

This is unimproved (XX) improved ( ) property, known as 4300 Iroquois Avenue, Nashville, Tennessee 37205

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 20th day of April, 1989.

Pete H. Francescon Sr.
PETE H. FRANCESCON, SR.

Sam A. Francescon Jr.
SAM A. FRANCESCON, JR.

Victor B. Francescon Sr.
VICTOR B. FRANCESCON, SR.

BOOK 7825 PAGE 861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETE H. FRANCESCON, SR., SAM A. FRANCESCON, JR. and VICTOR B. FRANCESCON, SR., HEIRS-AT-LAW OF VINCENZA FRANCESCON, DECEASED with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of April, 19 89.

My commission expires 5/13/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Andrew N. Currey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 89

MY COMMISSION EXPIRES: 5/13/89 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

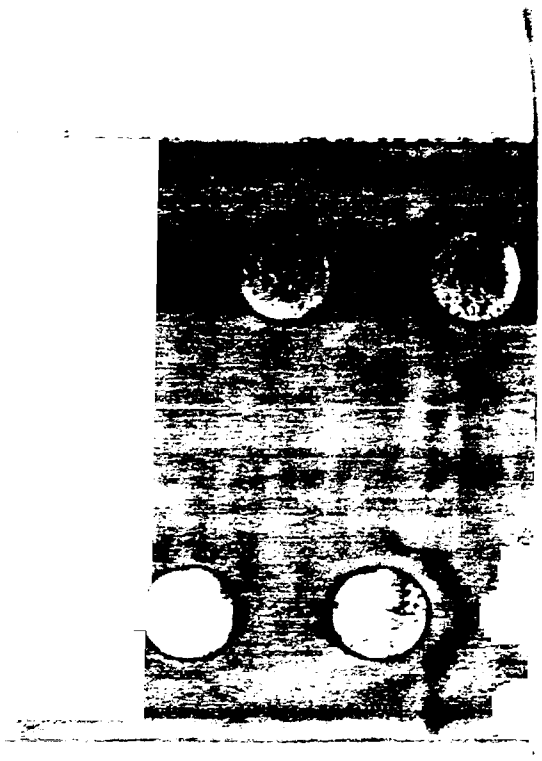
PETE H. FRANCESCON, SR. and
SAM. A. FRANCESCON, JR. and
VICTOR B. FRANCESCON, SR., HEIRS-AT-LAW OF VINCENZA FRANCESCON, DECEASED

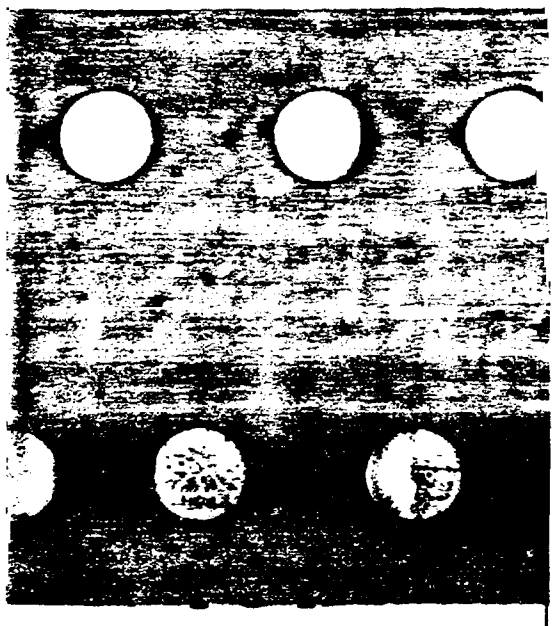
TO

ANDREW N. CURREY and
MELISA S. POOLE, both unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7825 PAGE 862

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 175000.00
CON TX 577.50
PRFEE 0.50
WDEED 6.00
TOTAL ~~584.00~~
CHECK ~~584.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/27/89 01 08:27 0001 9423

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No. 203759