file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Brian E. Rafferty	SAME	116-12
3822 Woodmont Lane		0-48
Nashville, TN 37215		07DA 34780

WARRANTY DEED

BOOK 8017 PAGE 617

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ambrose & Maxwell, a partnership composed of Albert E. Ambrose and Robert S. Maxwell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brian E. Rafferty and wife, Cynthia L. Rafferty hereinafter called the Grantee, Grantee's 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 Lot No. 8A on the plan of Zone Lot Division of the Re-Subdivision of Block "G" Lots 7 & 8 Woodmont Lane Homesites, of record in Book 6900, page 692 as amended in Book 6900, page 695, Register's Office for said County.

BEING part of the same property conveyed to Ambrose & Maxwell, a partnership composed of Albert & Ambrose and Robert S. Maxwell by deed from Wilma G. Auerbach, a widow of record in Book 6996, page 776, Register's Office for Davidson County, Tennesse.

The property herein conveyed is subject to restrictive covenants of record in Book 6900, page 695, said Register's Office, and to the matters set forth in the above referenced plan of record.

The Albert E. Ambrose designated in the above referenced deed and the undersigned, Albert E. Ambrose, Jr. are one and the same person.

9350 3 IDENTIFICATION REFERENCE JAN 3 11 33 AM '90 DAVIDSON COUNTY, TN

9725 01/03 0101 03CHECK 525.10

This is (un)improved property, known as 3822 Woodmont Lane, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of December, 1989.

Ambrose & Maxwell
By: Albert E. Ambrose, Jr.
Albert E. Ambrose, Jr., partner

Ambrose & Maxwell
By: Robert S. Maxwell
Robert S. Maxwell, partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8017 PAGE 618

Before me, the undersigned, 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 himself to be the President (or other officer authorized to execute the instrument) of the _____ Ambrose & Maxwell, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____. Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of December, 19 89.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 157,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of December, 1989.

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Albert E. Ambrose, Jr., and Robert S. Maxwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of Ambrose & Maxwell, the within named bargainor, a partnership, and that they as such partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of December, 1989.

_____
NOTARY PUBLIC

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9/26/92

WARRANTY DEED

from:
Ambrose & Maxwell

to:
Brian E. Rafferty and wife, Cynthia L. Rafferty

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24948

file box 8/jcb

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8017 PAGE 619

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 157000.00
CON TX 518.10
PRFEE 1.00
WDEED 6.00
TOTAL 525.10
CHECK 525.10

01/03/90 01 11:34 0001 9725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93503

IDENTIFI REFERENCE

JAN 3 11 33 AM '90

DAVIDSON COUNTY, TN

No. 28088