FILE BOX 40

This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

BOOK 8039 PAGE 22

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
MR. & MRS. VINCENT P. CASTRO 1013 Saunders Avenue Nashville, Tennessee 37216	FIRST REPUBLIC MORTGAGE 2090 Hewitt Avenue Kettering, Ohio 45440	51-07-D-6.00 11D 16970

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George L. Rooker, Jr., and wife, Valerie H. Rooker, have this day bargained and sold, and do hereby transfer and convey to the said Vincent Pablo Castro and wife, Vicki E.Castro, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 16 on the Plan of Pleasant acres, Section IV, as of record in Book 2133, page 121, Register's Office for said County, and described as follows:

BEGINNING at a point on the southwesterly margin of Saunders Drive, at the common corner of Lots 16 and 25, thence with the line between said lots, southwesterly 78.63 feet to a point; thence southeasterly 215 feet to a point on the northwesterly margin of an unnamed street; thence with the margin of said unnamed street, northeasterly 180 feet to the beginning of a curve; thence along said curve, northwardly 33.05 feet to a point on the southwesterly margin of Saunders Drive; thence with the margin of the same, northwestwardly 205.26 feet to the beginning.

BEING the same property conveyed to George L. Rooker, Jr., and wife, Valerie H. Rooker, by deed from David M. Fuqua and wife, Lillian A. Fuqua, of record in Book 5835, Page 160, Register's Office for Davidson County, Tennessee.

This is improved property known as 1013 Saunders Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Vincent Pablo Castro,and wife, Vicki E.Castro, their heirs and assigns, forever.

And we, George L. Rooker, Jr., and wife, Valerie H. Rooker, do covenant with the said Vincent Pablo Castro and Wife, Vicki E.Castro, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered.

And we, George L. Rooker, Jr., and wife, Valerie H. Rooker, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vincent Pablo Castro and wif wife, Vicki E.Castro, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31ST day of January, 1990.

George L Rooker Jr.
GEORGE L. ROOKER, JR.

Valerie H. Rooker
VALERIE H. ROOKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George L. Rooker, Jr., and wife, Valerie H. Rooker, the within named bargainors, 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, at office, this 31ST day of January, 1990.

NOTARY PUBLIC

My commission expires:
7-13-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $79,000.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of January, 1990.

NOTARY PUBLIC

My commission expires:

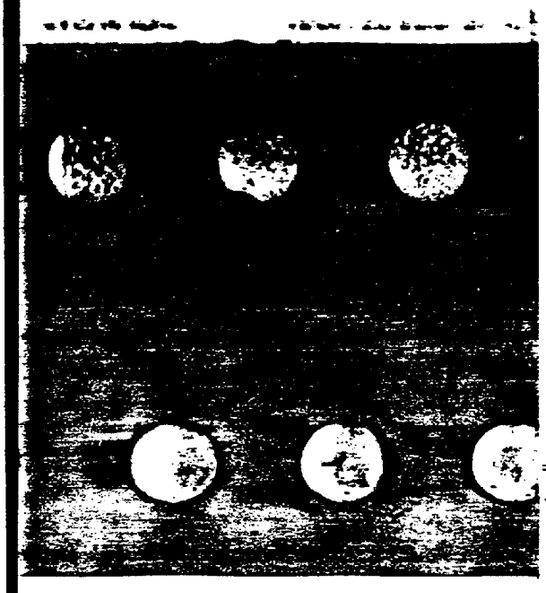
My Commission Expires Nov 21, 1992

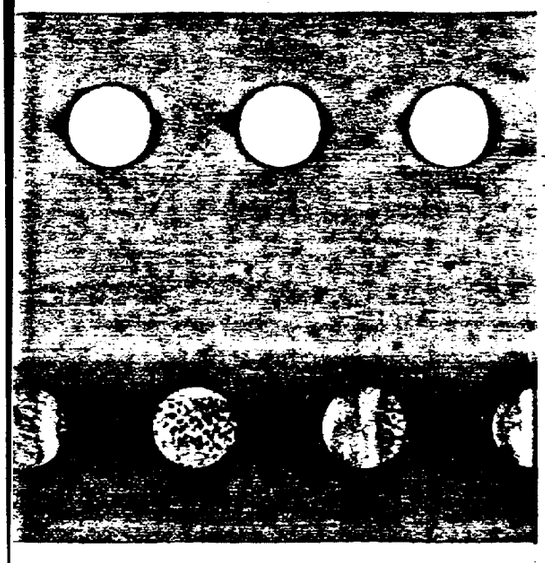
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IDENTIF. TREFERENCE

FEB 2 3 01 PM '90

DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

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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

CAMT 79000.00
CON TX 260.70
PRFEE 1.00
WDEED 6.00
TOTAL 267.70
CHECK 267.70

02/02/90 01 15:05 0001 9873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0113

IDENTIFICATION REFERENCE

FEB 2 3 01 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289908