THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Stephen V. Forte 3925 Scotwood Drive Nashville, TN 37211	First Wachovia Mtg. Co. P.O. Box 3174 Winston-Salem, NC 27102	Map 133-12 Pacel 236

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to First Wachovia Mortgage Company secured by a Deed of Trust of record in Book 5354, page 429, Register's Office for Davidson County, Tennessee,
we, Earl E. Forte and wife, Darleen T. Forte
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Stephen V. Forte and wife, Robin Forte

hereinafter called the Grantee(s), their 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. 58 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, page 10, Register's Office for said County.

Said Lot No. 58 fronts 70.0 feet on the southerly margin of Scotwood Drive and extends back 162.33 feet on the westerly line and 160.14 feet on the easterly line to a dead line in the rear, measuring 70.03 feet thereon.

Being the same property conveyed to Earl E. Forte and wife, Darleen T. Forte by deed from Clifford Martin Hagar and wife, Emmie Condra Hager of record in Book 5646, page 769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the plan of record in Book 5050, page 10, Register's Office for said County, shows a 30-foot minimum building setback line from Scotwood Drive, an easement for public utility and drainage purposes with an 8 inch sewer line located therein across the rear one-third of said lot, and a 2.5 x 25 foot utility anchor easement; and restrictive covenants of record in Book 5086, page 766, Register's Office for said County.

unimproved ( )
This is improved (x) property, known as 3925 Scotwood Dr., 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 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 assigns, to warrant and defend title 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.

Witness our hands this 23 day of February, 1990.

Earl E. Forte
EARL E. FORTE

Darleen T. Forte
DARLEEN T. FORTE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Earl E. Forte and Darleen T. Forte, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1990.

My Commission Expires:
7-24-93

Phyllis Keeran
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $53,911.79.

Stephen J. Forte
AFFIANT

Subscribed and sworn to before me this 23rd day of February, 1990.

My Commission Expires:
7-24-93

Phyllis Keeran
NOTARY PUBLIC

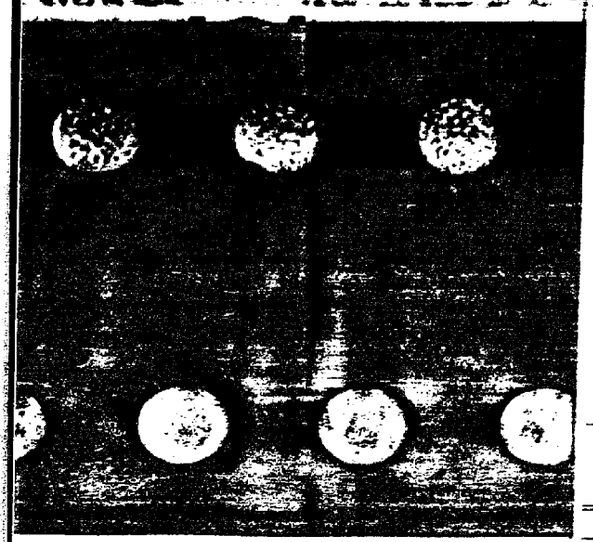
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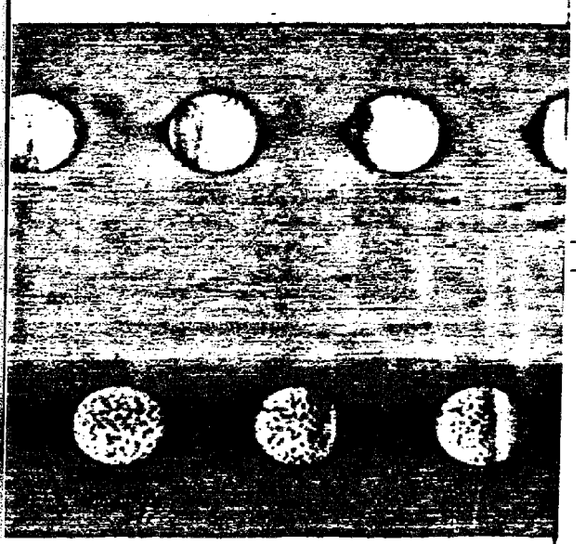
06617

IDENTIF. TREFERENCE

FEB 27 12 04 PM '90

DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8052 PAGE 953

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 53911.79
CON TX 177.87
PRFEE 1.00
WDEED 6.00
TOTAL 184.87
CHECK 184.87

02/27/90 01 12:01 0001 6126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06617

IDENTIF. REFERENCE

FEB 27 12 04 PM '90

DAVIDSON COUNTY TN.

No. 296087