STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Elizabeth M Bird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES January 11, 1992
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Jordan and Associates., One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Wanca	Carteret Mortgage Corporation,	103-08-94
(NAME)	(NAME)	
4021 Murphy Rd.	800 Trafalgar Court, Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Maitland, FL 32751	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Rosie L. Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Wanca and wife, Julie R. Wanca

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly part of the westerly 50 feet of lot No. 352 on the Plan of Richland Realty Company's Westlawn Subdivision, as of record in Book 421, page 32, said Register's Office described as follows:

Beginning on the southerly margin of Murphy Road at the corner of lots Nos. 351 and 352, thence southerly with the line between said two lots 240 feet more or less, to a point; thence eastwardly 50 feet to a point; thence northwardly 230 feet more or less, to the southerly margin of Murphy Road; thence westwardly 50 feet to the beginning.

Being the same property conveyed to Paul H. Baird and wife, Rosie L. Baird by deed from Dan C. Hicks and wife, Ada R. Hicks of record in Book 1371, page 373, Register's Office, Davidson County, Tennessee. Said Paul H. Baird having since deceased.

DAVIDSON COUNTY TN.
APR 6 9 34 AM '90
IDENTIF. REFERENCE
16880

This is improved (X) unimproved ( ) property, known as 4021 Murphy Rd., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 my hand this 30th day of March 19 90

Rosie L. Baird

Rosie L. Baird
by Phe Frances Rector
atty-in-fact

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared_____ and_____, with whom I am personally acquainted and who upon_____ oath(s) acknowledged_____to be the _____ and_____ respectively of the_____ the within named bargainor, and corporation, and that_____ as such _____ and_____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said_____ as such_____, and attesting the same by the said_____ as such_____.

Witness my hand and official seal at office at_____on this the_____ day of _____ 19_____ .

My commission expires_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 1990, before me personally appeared Mae Frances Keeton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rosie L. Baird as her attorney in fact and acknowledged that she executed the same as the free act and deed of said Rosie L. Baird.

John M. Jordan

My Commission Expires : 1/11/92

WARRANTY DEED
FROM
TO
RETURN TO:

8813 04/06 0101 03CHECK 254.50



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

RECEIVED OF _____

FOR _____

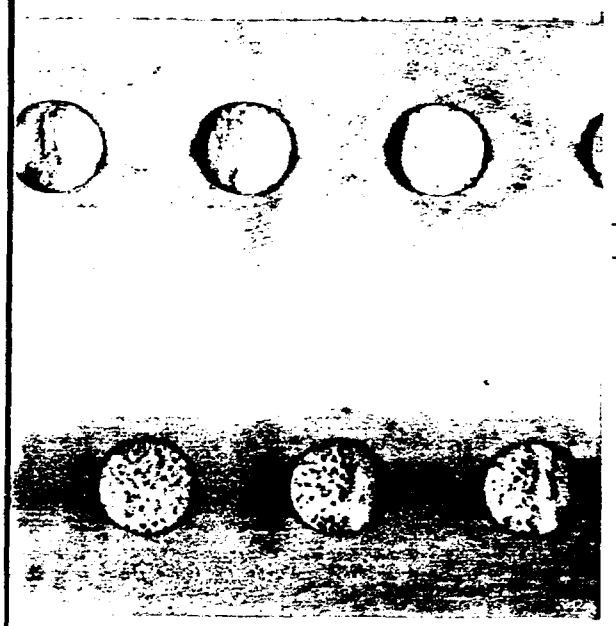
BOOK 8082 PAGE 871

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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

04/06/90 01 09:32 0001 8813



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6880

IDENTIF. TREFERENCE

APR 6 9 34 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 307958