File in Box # 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } G-6455

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,280.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

BOOK 8120 PAGE 101

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
OSCAR E. MONZON (NAME)	First Tennessee Bank, N.A. (NAME)	Map 090-08
640 James Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 127
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	FB# 08DA-24962

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, WE, JOSEPH N. SARGENT AND WIFE, PATRICIA ANN SARGENT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OSCAR E. MONZON, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 4, Jameswood Subdivision, of record in Book 3842, Page 162, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50.0 feet on the easterly side of James Avenue and extends back between lines, measuring 100.0 feet on the northerly line, and 100.00 feet on the southerly line, to a broken line in the rear on which it measures 50.0 feet thereon.

BEING the same property conveyed to Joseph N. Sargent and wife, Patricia Ann Sargent, by Deed from Associated Brokers, Inc., of record in Book 4352, Page 564, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4192, Page 516, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) unimproved ( ) property, known as 640 James Avenue, 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 their hand s this 30th day of May, 19 90

Joseph N. Sargent
JOSEPH N. SARGENT

Patricia Ann Sargent
PATRICIA ANN SARGENT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named JOSEPH N. SARGENT AND WIFE, PATRICIA ANN SARGENT

the bargainor s, 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 and official seal at Nashville, Tennessee, this 30th day of May, 19 90.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JOSEPH N. SARGENT AND WIFE,
PATRICIA ANN SARGENT

TO
OSCAR E. MONZON, UNMARRIED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

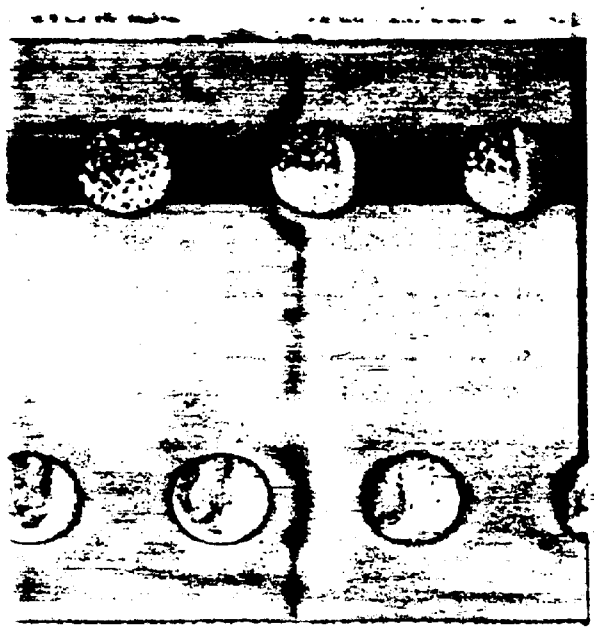
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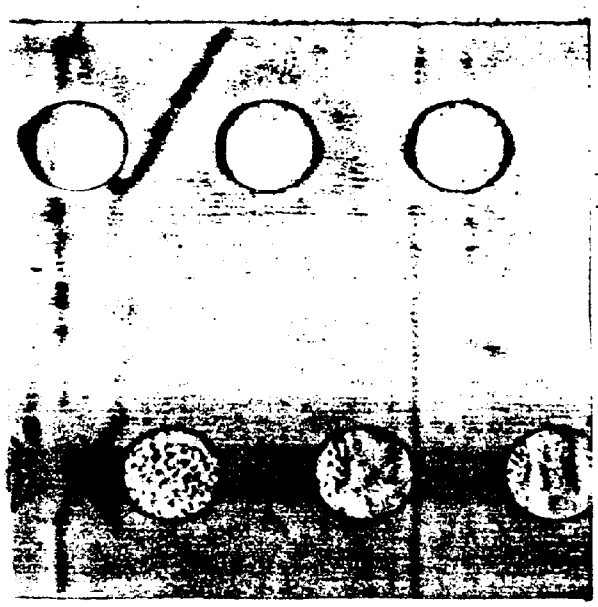
IDENTIF. REFERENCE

MAY 31 3 21 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5171 05/31 0101 03CHECK 189.49





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8120 PAGE 103

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	55280.00
CON TX	182.49
PRFEE	1.00
WDEED	6.00
TOTAL	189.49
CHECK	189.49

05/31/90 01 15:19 0001 6171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30013

IDENTIF. TREFERENCE

MAY 31 3 21 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323560