BOOK 8142 PAGE 864

WARRANTY DEED 56131

5522 06/29 0101 03CHECK 419.50

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

JUN 29 4 02 PM '90

Sworn to and subscribed before me this 29 day of June, 1990.

Notary Public

My Commission Expires: 1-9-91

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
Charles Studer, et ux RT #1 Box 1575 Manchester, Tn 37355	Same
Map - Parcel Number:	
Map 104-8, Parcel 274	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and the agreement by the Grantees to assume and pay the unpaid balance of a certain Deed of Trust of record in Book 6684, page 289, Register's Office for Davidson County, Tennessee, and the assumption of the unpaid balance of a Vendor's Lien of record in Book 5562, page 525, said Register's Office, R & M REAL ESTATE, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto CHARLES STUDER and wife, VIRGINIA STUDER, hereinafter called Grantee, her 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 part of Lot 58 in O. B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of 17th Avenue, South, formerly Addition Avenue, 100 feet southerly from the north line of said Lot 58; thence southerly with the westerly margin of said Avenue 60 feet; thence at right angles westerly 164 1/2 feet to the center of an alley; thence with the center of said alley northerly 60 feet; thence easterly 164 1/2 feet to the point and place of beginning.

Being the same property conveyed to R & M. Real Estate, a Tennessee general partnership, by deed from Rupert Marigza of record in Book 6854, page 376, Register's Office for Davidson County, Tennessee.

This is improved property known as 1615 17th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever; and we do covenant with the said grantees that we are lawfully seised 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 successors 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 our hands this 7th day of June, 1990.

R & M REAL ESTATE, a Tennessee general partnership

By: ~~X~~ _____ + Mary Helen J. Marigza
RUPERT MARIGZA, General Partner

STATE OF TENNESSEE

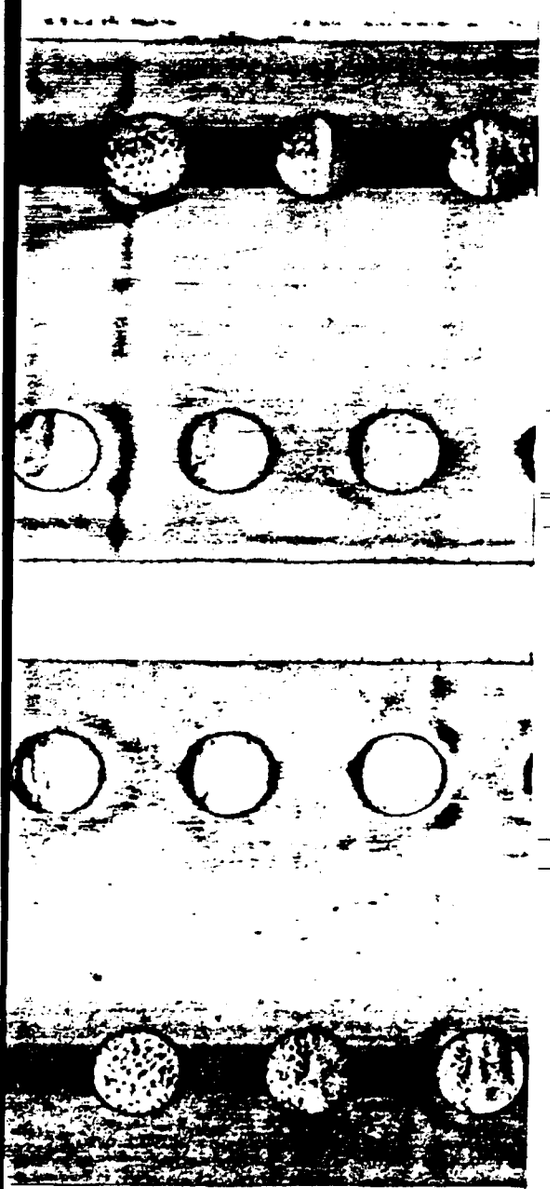
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUPERT MARIGZA, and Mary Helen J. Marigza General Partner of R & M REAL ESTATE, a Tennessee general partnership, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they were duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of June, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 1-5-91



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

RECEIVED OF _____

FOR _____

BOOK 8142 PAGE 866

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 125000.00
				CON TX 412.50
				PRFEE 1.00
				MDEED 6.00
				TOTAL 419.50
				CHECK 419.50
06/29/90	01			16:03 0001 5522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38131

IDENTIFICATION REFERENCE

JUN 29 4 02 PM '90

FELIX Z. WILSON, II
REGISTER

No. 333111