car3506/mmt:12/31/909
SVN327-368

BOOK 8267 PAGE 936

Take Back 6 Car

FROM: RUPERT M. MARIGZA AND WIFE
MARY-HELEN I. MARIGZA

TO: POPPY P. BUCHANAN AND
MARCELEEN R. ALFORD

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Poppy P. Buchanan Marceleen R. Alford 1557 Harding Place Nashville, Tn. 37215	SAME	Map 104-11, Parcel 179 as to Tract I and Map 104-11, Parcel 180 as to Tract II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Poppy P. Buchanan
Affiant

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

Carol R. Kennedy
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Rupert M. Marigza and wife, Mary-Helen I. Marigza, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Poppy P. Buchanan and Marceleen R. Alford, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 2141 Fairfax Avenue, Nashville, Tennessee 37212 and 1906 24th Avenue, South, Nashville, Tennessee 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 our hands this 31st day of December, 1990.

Rupert M. Marigza

Mary-Helen I. Marigza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rupert M. Marigza and wife, Mary-Helen I. Marigza, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of December, 1990

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 15 and the west 2 feet of Lot No. 14 and the northerly 9 feet of the westerly part of Lot No. 16 on the Plan of W. W. Dillon's Resubdivision, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 116 feet on the south side of Fairfax Avenue, formerly Edgar Jones Avenue, and runs back 180 feet on the east line and 180.2 feet on the west line, along the east margin of 24th Avenue South, to a line in the rear on which they measure 121.3 feet.

Being the same property conveyed to Rupert M. Marigza and wife, Mary-Helen I. Marigza by Quitclaim Deed from R & M Real Estate, a Tennessee general partnership, of record in Book 8111, page 868, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being the westerly parts of Lots Nos. 16 and 17 on the plan of W. W. Dillon's Resubdivision of Lots No. 12 to 17, inclusive of Jones and Calhoun Subdivision, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 91 feet on the easterly margin of Twenty-Fourth Avenue South and extends back 121.2 feet, more or less, on the northerly line and 121.3 feet, more or less, on the southerly line to a dead line in the rear, measuring 91 feet thereon.

Being the same property conveyed to Rupert Marigza and wife, Mary Helen Marigza, by deed from Clara Zepernick, a single person, of record in Book 6750, page 128, Register's Office for Davidson County, Tennessee.

Rupert M. Marigza and Rubert Marigza are one and the same person.

Mary-Helen I. Marigza and Mary Helen Marigza are one and the same person.

83062

IDENTIF. TREFERENCE

JAN 2 3 32 PM '91

FELIX A. [illegible]
DAVIDSON COUNTY T.R.

2037 01/02 0101 03CHECK 628.75

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8267 PAGE 939

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	187500.00
			CON TX	618.75
			PRFEE	1.00
			WDEED	9.00
			TOTAL	628.75
			CHECK	628.75
01/02/91		01	15:31 0001	2037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83062

IDENTIF. REFERENCE

JAN 2 3 32 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385952