FILE NO. 30152 FILE BOX "7"

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 1992

Notary Public

MY COMMISSION EXPIRES: 11-27-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FORREST V. McFATRIDGE et ux	S A M E	53-14-24
(NAME)	(NAME)	
3435 Stokesmont Road		11D 87275
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, OSVALDO PEREZ LEBRON and wife, KIMBERLY PEREZ LEBRON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FORREST V. McFATRIDGE and wife, CECILE B. McFATRIDGE,

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. 5-A, in the unrecorded Plan or Map of NAWAKWA HILLS RIVERFRONT SECTION, according to a survey and Plan made by Ewell Anderson, Surveyor, dated August, 1945, and being a subdivision of the northeasterly part of 29.79 acre tract out of the original plan of NAWAKWA HILLS in the 11th Civil District of Davidson County, Tennessee; to-wit:

SAID Lot No. 5-A fronts 50.44 feet on the northeasterly margin of Pawnee Trail, extended, and extends back easterly 190 feet one (1) inch on the northerly line and 186 feet 8 inches on the southerly line, to a dead line, and measures 50 feet thereon, as shown on said unrecorded plan or map.

LAND in the 11th Civil District of Davidson County, Tennessee, being known as Lots Nos. 6-A and 7-A on the unrecorded Map of RIVER FRONT SECTION OF NAWAKWA HILLS, described as follows:

BEGINNING at a point in the northeasterly margin of Pawnee Trail, as extended, at the corner of Lots 5-A and 6-A; thence with the line between said lots northeasterly 190.1 feet to a point; thence northwesterly 100 feet to a corner of Lots Nos. 7-A and 8-A; thence with the line between the same southwesterly 196.7 feet to the margin of Pawnee Trail; thence with the margin of same, southeasterly 100.88 feet to the point of beginning.

BEING the same property conveyed to Osvaldo Perez Lebron by deed from Michael P. Ellis and wife, Cynthia H. Ellis, of record in Book 7922, page 776, Register's Office for Davidson County, Tennessee. The said Kimberly Perez Lebron, wife of Osvaldo Perez Lebron, joins in this conveyance.

unimproved (X) This is improved ( ) property, known as 1407 Pawnee Trail, Madison, Tennessee 37115
(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 our hands this 29th day of May, 19 92

OSVALDO PEREZ LEBRON

KIMBERLY PEREZ LEBRON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named OSVALDO PEREZ LEBRON and wife, KIMBERLY PEREZ LEBRON

the bargainors, 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 29th day of May, 1992.

Notary Public

Commission Expires 11-21-92

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

TO

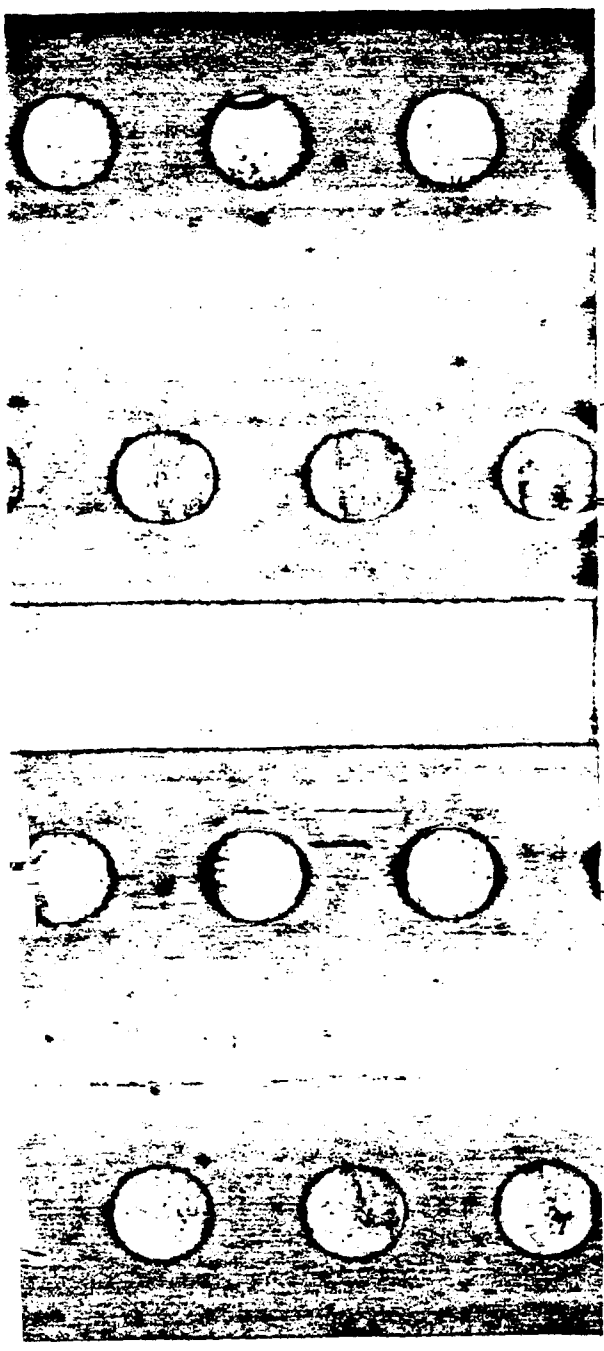
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IDENTIF. TREFERENCE

JUN 3 10 19 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7320 06/03 0101 03CHECK 147.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	6.00
TOTAL	147.60
CHECK	147.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/03/92 01 10:16 0001 7320

I-5859

IDENTIF. REFERENCE

JUN 3 10 19 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 537119