This document was prepared by:

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424 Church Street
Nashville, Tennessee 37219

BOOK 8710 PAGE 474

Send Tax Statements To:

Tara E. Cavazos
710 Ebenway Drive
Nashville, Tennessee 37205

Name of Mortgagee:

None

Address New Owners:

Tara E. Cavazos
710 Ebenway Drive
Franklin, Tennessee 37205

Map 115, Group 07, Parcel 096.00

39452

REFERENCE

92

3665 08/25 0101 03CHECK 471.80

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **SANDRA W. DAVIS**, ("**Grantor**") have this day bargained and sold and do hereby transfer and convey unto **TARA E. CAVAZOS**, ("Grantee"), her successors and assigns, the following described property:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 357 on the Plan of West Meade Farms, Inc., Section "M" of record in Book 2133, Page 107, Register's Office for said County.

Said Lot No. 357 fronts 130 feet on the easterly margin of Ebenway Drive and extends back eastwardly 351.4 feet on the northerly line and 351.8 feet on the southerly line to a dead line in the rear measuring 130 feet.

Being the same property conveyed to Jesse L.

Wagoner and wife Gladys Louise Wagoner from J. M. Medlin and A. B. Ivey, by deed of record in Deed Book 2541, Page 57, Register's Office of Davidson County, Tennessee.

Jesse L. Wagoner died in 1963 and Gladys Louise Wagoner become the sole owner of the property as the surviving tenant by the entirety. Gladys Louise Wagoner died intestate on June 9, 1992. The property passed to Sandra W. Davis by the law of intestate succession as the sole heir at law of Gladys Louise Wagoner.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, her successors and assigns, forever.

AND GRANTOR COVENANTS with said Grantee, that she is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1992 Metropolitan Nashville taxes are a lien against the property, but are not yet due and payable. Map 115, Group 07, Control Map 115, Parcel 096.00. Said taxes have been prorated between the parties, with grantor paying her prorata part thereof to grantee, who will be responsible for payment of said taxes when they become due and payable.

2. Restrictive covenants of record in Book 2292, Page 45, Said Register's Office.

3. The Plan of record in Book 2133, said Register's Office, shown an Owner's Certificate, a 125-foot setback line from Ebenway Drive, and 10-foot easement for public utilities across the northerly and easterly lines of said lot.

AND GRANTOR FURTHER COVENANTS, and binds herself, her heirs and assigns, to warrant and forever defend the title to said property, to the said Grantee, her successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand, on this the 24th day of August, 1992.

Sandra W. Davis

SANDRA W. DAVIS

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for the county and state aforesaid, the within named **SANDRA W. DAVIS**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn makes the oath that she executed the foregoing instrument for the purposes therein contained, on this the 24th day of August, 1992.



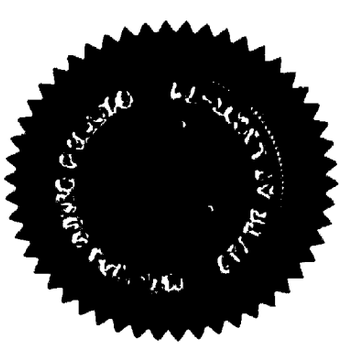
Melinda Duke-Phillips
Notary Public
My Commission expires: 01-22-95

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is grater, for this transfer is $124,000.00.

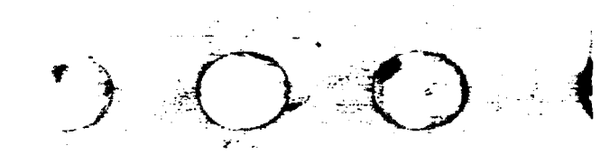
Tara E. Cavazos
TARA E. CAVAZOS

SUBSCRIBED AND SWORN to before me by Tara E. Cavazos, on this the 24th day of August, 1992.



Melinda Duke-Phillips
Notary Public
My Commission expires: 01-22-95

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



RECEIVED OF _____

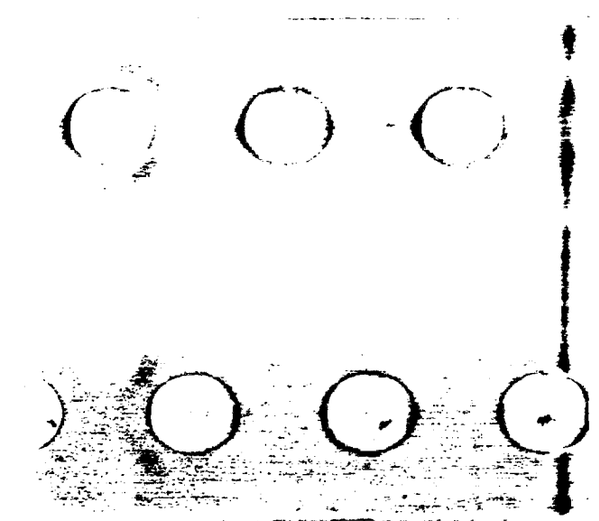
FOR _____

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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





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
124000.00
CON TX 458.80
PRFEE 1.00
TDEED 12.00
TOTAL 471.80
CHECK 471.80

08/25/92 01 13:22 0001 3665

39452

IDENTIFI REFERENCE

AUG 25 1 20 PM '92

DAVIDSON COUNTY

No. 563401