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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
One Burton Hills Boulevard Suite 220
Nashville, TN 37215

BOOK 8752 PAGE 633

THIS INDENTURE, made and entered as of the **2nd** day of **October, 1992** by and between

Edith B. Elmore and William B. Wrench, and Kathleen Wrench Waters ,

89-6 10/08 0101 03CHECK 430.80

hereinafter referred to as Grantor, and

Jonathan E. May and Yolanda M. Ricci, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lots 25 and 26 of BLock No. 7 on the plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County, described together as follows:

Beginning on the southeasterly margin of Hillside Drive, at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, southeastwardly 208 feet to the northwest corner of Lot No. 6; thence with the westerly line of Lots Nos. 6 and 7, southwardly 140 feet to the northeast corner of Lot No. 13; thence with the northerly line of Lot No. 13, westwardly 75 feet to the corner of Lots Nos. 24 and 25; thence with the line between said two lots, northwardly 257.5 feet to the southeasterly margin of Hillside Drive; thence with said Drive, northeastwardly 152 feet to the beginning.

Being the same property conveyed to Edith B. Elmore and Patty Ree Buchanan, by deed from Mary Agee Gaylor, a widow, of record in Book 2298, page 44, the said Patty Ree Buchanan having since died, divesting her estate to William B. Wrench and Kathleen Wrench Waters, of record in Will Book 167, page 351, Probate Court Clerk's Office for Davidson County, Tennessee.

Included in the above described property, but excluded from this conveyance is the property described in Book 3672, page 45, said Register's Office.

53294

IDENTIFICATION REFERENCE

OCT 0 11 05 AM '92

DAVIDSON COUNTY

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Kathleen Wrench Waters by Jeanne E. Kuhn x Edith B. Elmore by Jeanne E. Kuhn

Kathleen Wrench Waters
By: Jeanne E. Kuhn, Atty. in-Fact
ATTORNEY IN FACT

Edith B. Elmore By: Jeanne E. Kuhn Atty.-in-Fact

x William B. Wrench by Jeanne E. Kuhn

William B. Wrench By: Jeanne E. Kuhn Atty.-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared Jeanne E. Kuhn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edith B. Elmore, William B. Wrench and Kathleen Wrench Waters, and acknowledged that he/she executed the same as the free act and deed of said Jeanne E. Kuhn.

Witness my hand, at office, this 2nd day of October, 1992.

Notary Public

Commission Expiration: 11/25/95

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$114,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **2nd** day of **October, 1992.**

Notary Public

Commission Expiration: 11/25/95

NOTARY PUBLIC AT LARGE

RETURN TO:
Anderson & Jordan Escrow Company, Inc.
One Burton Hills Boulevard Suite 220
Nashville, TN 37215

SEND TAX BILLS TO:
Atlantic Coast Mortgage
12700 Fair Lakes Crcl.Ste.400
Fairfax, VA 22033

PROPERTY ADDRESS:
2615-17 Hillside Drive
Nashville, TN 37212

MAP PARCEL NUMBER
104-10-221



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 114000.00
CON TX 421.80
PRFEE 1.00
WDEED 8.00
TOTAL 430.80
CHECK 430.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53294

IDENTIFICATION REFERENCE

Oct 8 11 05 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 578472