WARRANTY DEED

BOOK 8869 PAGE 870

THIS INSTRUMENT WAS PREPARED BY
Mail

Escrow Corporation
315 West Main Street
Hendersonville, Tennessee 37075

THIS INDENTURE, made and entered into as of the **16th** day of **February, 1993** by and between

John M. Lucas, Jr. and Janis K. Lucas, husband and wife, ,

hereinafter referred to as Grantor, and

Christine Ann Perry and Ann Marie Moccio ,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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,

a Deed of Trust of record in Book 6792, page 455, 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.

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.

John M Lucas Jr.
John M. Lucas, Jr.

Janis K. Lucas
Janis K. Lucas

5616 02/22 0101 03CHECK 240.00

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **John M. Lucas, Jr. and Janis K. Lucas, husband and wife,** , the within named 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, at office, this **16th** day of **February, 1993**.

Jane L Drew
Notary Public

Commission Expiration: 7/23/94

STATE OF TENNESSEE)
COUNTY OF Davidson)

VALUATION AFFIDAVIT

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 **$61,351.11**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christine A. Perry
Affiant

Subscribed and sworn to before me this **16th** day of **February, 1993**.

Notary Public

Commission Expiration: 7/23/94

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Escrow Corporation 315 West Main Street Hendersonville, Tennessee 37075	Shearon Lehman Hutton P. O. Box 9020 San Bernardino, CA. 92427	107 Head Drive Madison, TN. 37115 MAP PARCEL NUMBER 42-14/87 **FIELD BOOK NUMBER** **11D 11905**

WD-MULTI.DOC
File No. 93-560

Escrow Corporation
Title Co. T.G. No.

EXHIBIT A

Legal Description

Land in the 11th Civil District of Davidson County, Tennessee, being a part of a tract marked "Future Development" on the Plan of Head's Addition as of record in Book 1835, page 100, said Register's Office and described according to a survey by John B. Kohl, III, dated July 9, 1976, as follows:

Beginning at a point on the easterly margin of Head Drive, said point being the northeasterly corner of the property conveyed to the State of Tennessee by deed of record in Book 4046, page 582, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Head Drive, South 2 degrees 45 minutes West, 150 feet to a point; thence South 87 degrees 15 minutes East, 140 feet to a point; thence North 2 degrees 45 minutes East, 150 feet to a point; thence North 87 degrees 15 minutes West, 140 feet to the point of beginning.

Being the same property conveyed to John M. Lucas, Jr. and wife, Janis K. Lucas, by deed from Timothy Alan Franklin and wife, Kimberly T. Franklin, of record in Book 6792, page 452, Register's Office for Davidson County, Tennessee.

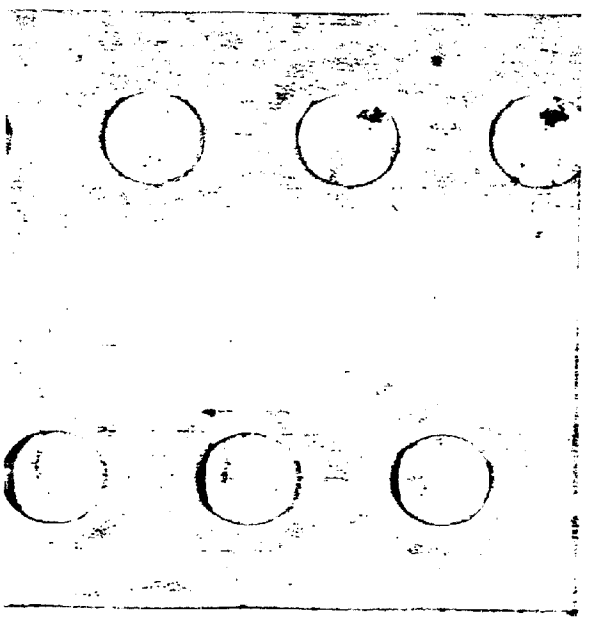
Grantees assume the obligation to pay the remaining balance of a note to Cameron-Brown Company secured by a Deed of Trust of record in Book 6792, page 455, Register's Office for Davidson County, Tennessee.

9. 4 1. 6. 3.

IDENTIFICATION REFERENCE

FEB 22 9 23 AM '93

[illegible] REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8869 PAGE 873

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	61351.11
CON TX	227.00
PRFEE	1.00
WDEED	12.00
TOTAL	240.00
CHECK	240.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/93 01 09:22 0001 5616

9 4 1 6 3

IDENTIFICATION REFERENCE

FEB 22 9 23 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 623241