ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Lino G. Toral	Lino G. Toral et ux	MAP and PARCEL
Teresa J. Toral	1363 Pleasant Hill Rd.	
1363 Pleasant Hill Road	Nashville, TN 37214	121-00-0-029.00 & 186.0
Nashville, TN 37214		

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ralph M. James and Sharon Spivey-James, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Lino G. Toral and Teresa J. Toral, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I

Land in the Third Civil District of Davidson County, Tennessee, and being described according to a survey made by L.C. Petty, 28 April, 1972, as follows, to-wit:

BEGINNING at a point on the northerly margin of Pleasant Hill Road at the southwest corner of the property conveyed to the Trustees of Whitsitt's Chapel Baptist Church, of record in Book 4465, Page 955, Register's Office for Davidson County, Tennessee; thence along the northerly margin of the said Pleasant Hill Road, South 64° 49' 15" West, 100 feet to a point; thence North 32° 20' 19" West, 751.7 feet to a point; thence South 86° 18' 53" East, 122.1 feet to a point; thence South 32° 20' 19" East, 696.14 feet to the POINT OF BEGINNING, and containing 1.66 acres, more or less.

TRACT II

Land in the Third Civil District of Davidson County, Tennessee, and partly described according to a survey made by Southern Land Surveying Company, Inc. dated 10 September, 1970, as follows, to-wit:

BEGINNING on the northerly margin of Pleasant Hill Road at the southwest corner of the Whitsitt's Chapel Baptist Church property of record in Book 243, Page 229, Register's Office for said county; thence with the northerly margin of Pleasant Hill Road, South 62° 49' 59" West, 94.39 feet to a point; thence North 32° 20' 19" West, 181.83 feet to a point; thence North 62° 49' 59" East, 98.65 feet to a point, said point being the northwest corner of the said Whitsitt's Chapel Baptist Church property hereinbefore referred to; thence South 31° 00' 01" East, 181.50 feet to the POINT OF BEGINNING, containing 0.4 acre, more or less.

8619 08/11 0101 03CHECK 142.20

INCLUDED IN THIS CONVEYANCE is that one certain 1972 Statesman mobile home, 50 feet by 12 feet, Model #FK2BR, Serial #G2-73, permanently attached to and located on the hereinabove described real property.

Being the same property conveyed to Ralph M. James and wife, Sharon Spivey-James by deed from Mildred Faircloth Phillips of record in Book 7552, Page 945, Register's Office of Davidson County, Tennessee.

This is property with a common address of 1363 Pleasant Hill Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Any and all restrictive covenants, easements, etc., of record applying to the within described property; 3) Deed of Trust executed by Ralph M. James and wife, Sharon Spivey-James to John R. Reynolds, Trustee of record in Book 7552, Page 949, dated May 24, 1988, and secured to Mildred Faircloth Phillips in the principal amount of $27,000.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.

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The property hereinabove conveyed is conveyed in an "as is" condition.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $36,000.00
[
[Affiant
[Subscribed and sworn before me this 9th day of August, 1993.
[
[My Commission Expires: 10-14-96 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **9th** day of **August, 1993**.

Ralph M. James

Sharon Spivey-James
Sharon Spivey-James

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ralph M. James and Sharon Spivey-James, husband and wife** , with whom I am personally acquainted, or who 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 **9th** day of **August, 1993**.

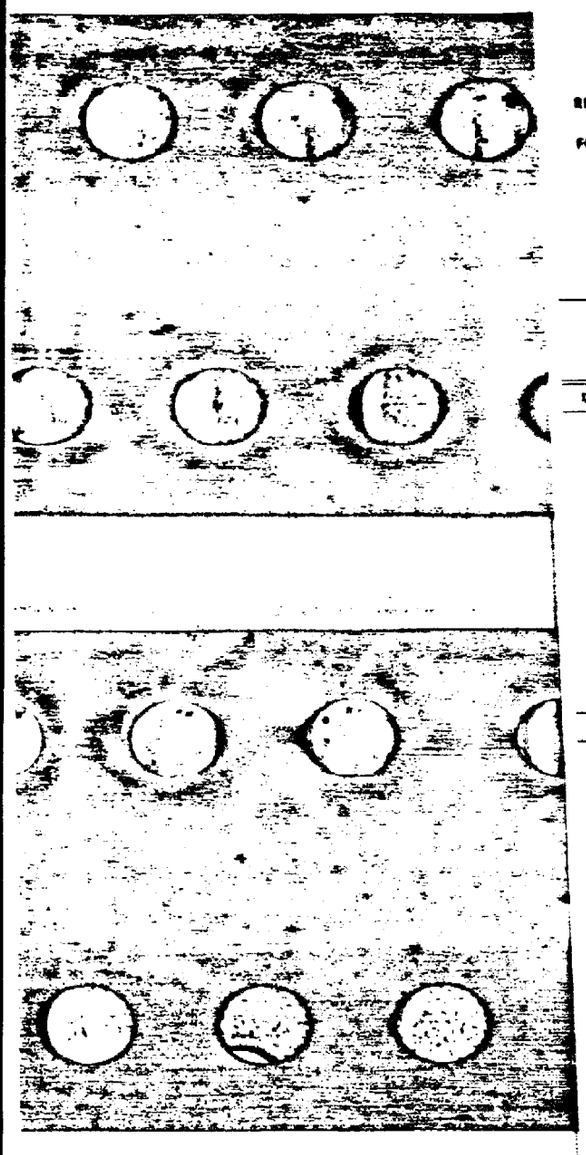
Lisa A. Vance
Notary Public
My Commission Expires: 10-14-96

51014
IDENTIF. + REFERENCE

File No. 9308-313

93 AUG 18 AM 10:53
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

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	36000.00
CON TX	133.20
PRFEE	1.00
WDEED	8.00
TOTAL	142.20
CHECK	142.20

08/11/93 01 10:53:0001 8619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51014
IDENTIF. ← REFERENCE

93 AUG 11 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 684981