Box 58

WARRANTY DEED

BOOK 9193 PAGE 247

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Christine Ferreira
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Ferreira (NAME)	NEW OWNER (NAME)	MAP 72-3
1309 Stratford Avenue (ADDRESS)	1309 Stratford Avenue (ADDRESS)	PARCEL 11
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

FOR AND 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, Timothy M. Roe and wife, Robin S. Roe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christine Ferreira, a single person

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, described as follows, to-wit:

Being the easterly one-half of Lot No. 259 on the map of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee. Said easterly half of Lot No. 259 fronts 50 feet on the northerly side of Stratford Avenue, and runs back 324.8 feet on the easterly line and 341.4 feet on the westerly line to a dead line, and shows 52.7 feet on the dead line.

Being the same property conveyed to Timothy M. Roe and wife, Robin S. Roe by deed from Estate of Effie Mai Huff of record in Book 7532, page 743, Register's Office for Davidson County, Tennessee and by deed of record in Book 7643, page 99, said Register's Office.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Plan of record in Book 332, page 101; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee day of close.

This is improved (X) property, known as 1309 Stratford Avenue, Nashville, TN 37216 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 hand s this 17th day of December, 19 93

Timothy M. Roe

Robin S. Roe

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy M. Roe and wife, Robin S. Roe

the bargainor s, 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 17th day of December 19 93

Commission expires January 25, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

98841

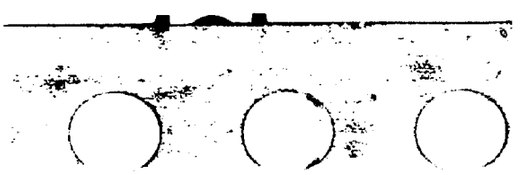
IDENTIFICATION REFERENCE

93 DEC 20 PM 2:47

FELIX A. ESTES, JR. REGISTER
DAVIDSON COUNTY, TN.

6292 12/20 0101 03CHECK 249.50

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

12/20/93 01 14:48 0001 6292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98841
IDENTIF. & REFERENCE

93 DEC 20 PM 2:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 736267