#12454 File Box 38 First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9332 PAGE 307

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WENDY WARBURTON (NAME)	MARGARETTEN AND COMPANY, INC. (NAME)	Map 130-2
118 Pembroke Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Ronson Road (STREET ADDRESS)	Parcel 74
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Iselin, NJ 08830 (CITY) (STATE) (ZIP)	FB 7DZ29670

FOR AND IN 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, DONALD LATTURE AND WIFE, BETTY LATTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WENDY WARBURTON, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, being Lot No. 161 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, page 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald Latture and wife, Betty Latture by deed from Thomas E. Watts, Thomas E. Watts, Jr. and William H. Watts of record in Book 9206, page 619, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantee; (2) Easement of record in Book 5408, page 79; and (3) All matters appearing on the Plan of record in Plat Book 421, pages 94 & 95, said Register's Office.

94 MAY -3 PM 1:51
FELIX Z. NELSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

45827

This is improved (XX) property, known as 118 Pembroke Avenue, Nashville, Tennessee 37205
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of April, 19 94

Donald Latture
DONALD LATTURE

Betty Latture
BETTY LATTURE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD LATTURE AND WIFE, BETTY LATTURE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of April, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

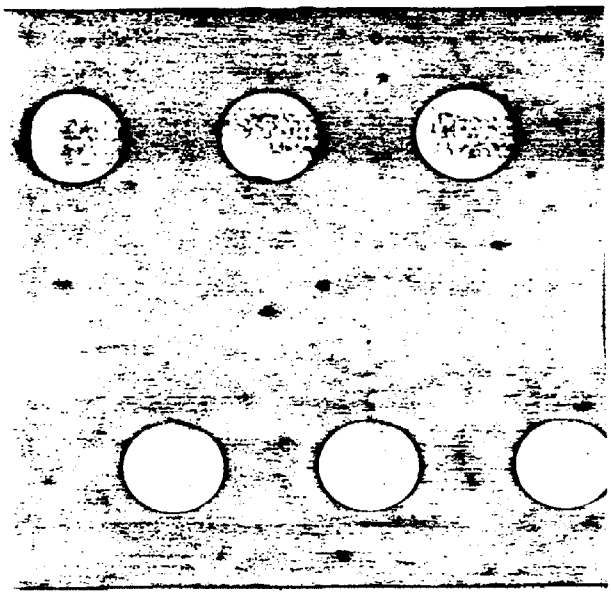
WARRANTY DEED

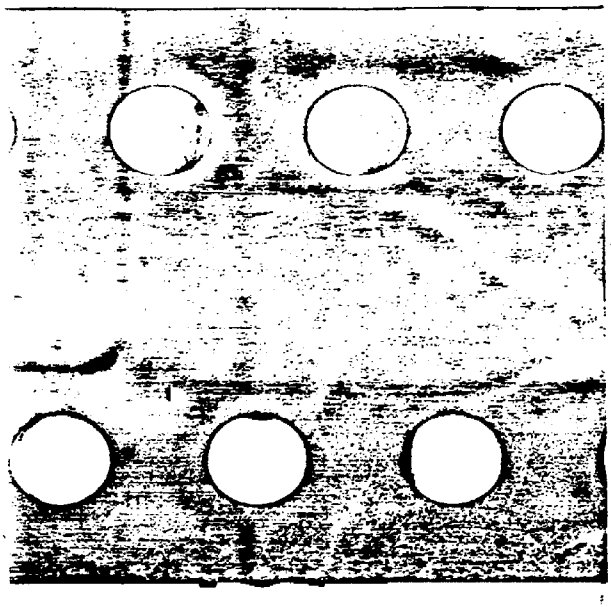
FROM DONALD LATTURE AND WIFE, BETTY LATTURE

TO WENDY WARBURTON

1447 05/03 0101 CHECK 926.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 928
BRENTWOOD, TENNESSEE 37024-0928





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9332 PAGE 309

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	248000.00
			CON TX	917.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	926.60
			CHECK	926.60
05/03/94	01	13:50	0001	1447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45827
IDENTIF. ↑ REFERENCE

94 MAY -3 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786535