Box 58

WARRANTY DEED

BOOK 9351 PAGE 862

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(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
Pedro E. Quiterio (NAME)	First American National Bank (NAME)	MAP 98
3375 Earhart Road (ADDRESS)	P. O. Box 305048 (ADDRESS)	PARCEL 88
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5048 (CITY) (STATE) (ZIP)	04D 13603

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, Ernest Agee and wife, Cora A. Agee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pedro E. Quiterio and wife, Chantal S. Quiterio

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 lying and being in the 4th Civil District of Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the southwest corner of the property conveyed to Hoyal F. Wilkerson and wife, Bobbye Carr Wilkerson by deed of record in Book 4099, page 439, Register's Office for Davidson County, Tennessee, and the northwest corner of the herein described tract of land; thence south 89 deg. 00' east, 1800 feet to a stake; thence south 1 deg. 00' west 300 feet to a point; thence north 89 deg. 00' west 900 feet to a point; thence north 1 deg. 00' east 150 feet to an iron pin; thence north 89 deg. 00' west 900 feet to an iron pin in the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road, north 1 deg. 00' east 150.00 feet to the point of beginning.

Being the same property conveyed to Ernest Agee and wife, Cora A. Agee by deed from James R. Harbin and wife, Jane E. Harbin of record in Book 5143, page 564, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantees the day of closing; Restrictions of record in Book 4100, page 224; Book 4140, page 89 and Book 4848, page 269, said Register's Office; any and all easements running with the land; and parties in possession.

[illegible] 499.25

unimproved ( )
This is improved (X) property, known as 3375 Earhart Road, Mt. Juliet, TN 37122
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of May 19 94

Ernest Agee Cora Agee Att'in fact
Ernest Agee

Cora Agee
Cora A. Agee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Ernest Agee and wife~~, Cora A. Agee

the bargainor ~~X~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 19 94.

Commission expires 3/23/96

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cora Agee, ~~and~~ _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the attorney-in-fact for Ernest Agee ~~and~~ _____ respectively of the _____ the within named bargainor, ~~and corporation~~, and that she as such attorney-in-fact ~~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 Cora Agee as such attorney-in-fact, ~~and affixing the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of May, 19 94.

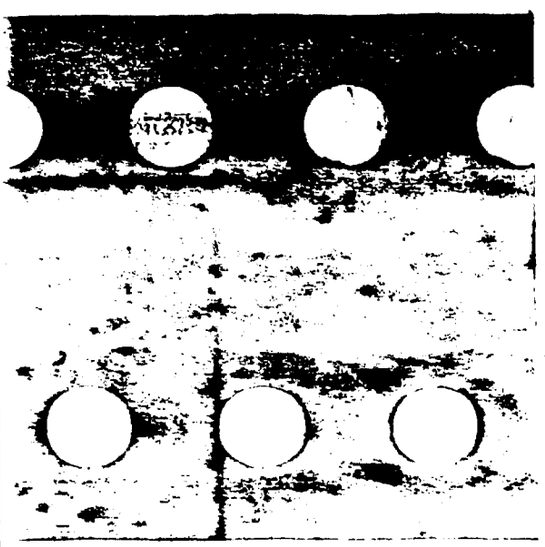
My commission expires 3/23/96

Notary Public

94 MAY 20 AM 11:42

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

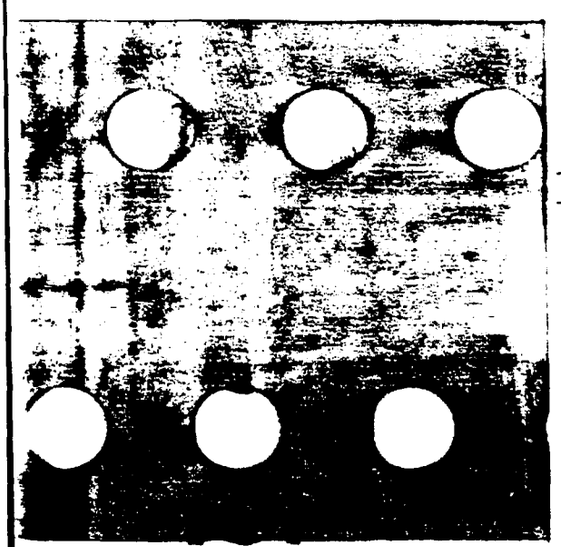
RECEIVED OF _____

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 132500.00
CON TX 490.25
PRFEE 1.00
MTGFEE 8.00
TOTAL 499.25
CHECK 499.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52350
IDENTIF. & REFERENCE

94 MAY 20 AM 11:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

05/20/94 01 11:41 0001 8573

No. 793575