71626

IDENTIF. # REFERENCE

BOOK 9408 PAGE 932

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

94 JUL 15 PM 4:18

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
CONSTANTIN GHEORGHE	First Union Mortgage Corp. P.O. BOX 12701	Map # 142-06
135 WILLIAMSBURG WEST COURT NASHVILLE, TENNESSEE 37221	ROANOKE, VIRGINIA 24027	Parcel # 79

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **RON L. GRAHAM and JUDY F. GRAHAM, HUSBAND AND WIFE** (herein "Grantors"), do hereby transfer and convey unto **CONSTANTIN GHEORGHE, UNMARRIED**, his successors and/or assigns (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70-B on the plan of Zone Lot Division, Lots 69 and 70, Section 2, Doral Country Estates, of record in Book 5800, Page 182, as amended in Book 5800, Page 277, both in the Register's Office for said County.

Said Lot No. 70-B fronts 21.67 feet on the northwesterly margin of Williamsburg West Court and extends back 158.0 feet on the northeasterly line and 143.85 feet on the southwesterly line to a broken line in the rear, measuring 99.84 feet thereon.

Being the same property conveyed to Ron L. Graham and wife, Judy F. Graham by deed from Barry Construction Co. of record in Book 6154, Page 894, Register's Office for Davidson County, Tennessee.

This land is improved property known as **135 WILLIAMSBURG WEST COURT, NASHVILLE, TENNESSEE 37221**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantors do hereby covenant with the Grantees that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are assumed by the Grantee.

2. Matters set forth on the Plan of Doral Country Estates, Section 2, of record in Book 5800, Page 182, as amended in Book 5800, Page 277, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6150, Page 208, Register's Office for Davidson County, Tennessee.

4. Deed of Trust of record in Book 6737, Page 73, and re-recorded in Book 6790, Page 341, Register's Office for Davidson County, Tennessee, currently held by First Union Mortgage Corporation with an unpaid principal balance of $56,093.60, which is assumed by the Grantee.

Except as set forth above, the undersigned Grantor do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

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.

IN WITNESS WHEREOF the undersigned have executed this instrument this 15th day of July, 1994

Ron L. Graham
RON L. GRAHAM

Judy F. Graham
JUDY F. GRAHAM

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RON L. GRAHAM and JUDY F. GRAHAM, HUSBAND AND WIFE**, the within named bargainorss, 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 **15th** day of **July, 1994**.

Elizabeth L. Barnard
Notary Public
My Commission Expires: 11/23/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 68,200.00**.

Constantin Gheorghe

Sworn to and subscribed before me this 15th day of July, 1994.

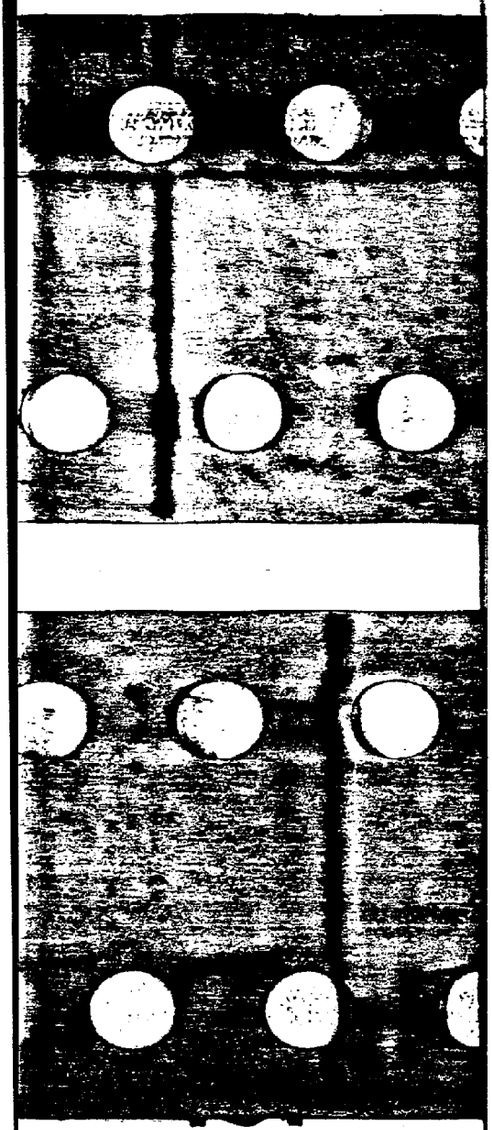
Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 11/23/97

7543 07/15 0101 03CHECK 261.34

WD-W&S.DOC
File No. 1433

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.

Book 9408 PAGE 934



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	68200.00
CON TX	252.34
PRFEE	1.00
MDEED	8.00
BANK	261.34
CHECK	261.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/15/94 01 16:17 0001 7543

71626
IDENTIF. # REFERENCE

94 JUL 15 PM 4:03
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 814140