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Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: 11/2
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Luis Alva (NAME)	Farmers Bank of Cornersville (NAME)	14w-07605
312 Hermitage Avenue (ADDRESS)	P.O. Box 38 (ADDRESS)	094-9-88
Nashvile, TN 37218 (CITY) (STATE) (ZIP)	Cornersville, TN 37047 (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, Charles Edward Roberts and wife, Mary Ann Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Alva

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:

A certain tract or parcel of land lying and being in Davidson County, TN, which is designated as Lot No. 1 on the Plan of Stanley Subdivision, a plat of which appears of record in Book 4300, page 122, Register's Office for Davidson County, Tennessee, and which is more fully described as follows:

Said Lot No. 1 begins at a point which is the southwesterly corner of Lot No. 2 in said Stanley Subdivision, on the northerly margin of Hermitage Avenue (as the same is dedicated on said plat); thence N. 1 deg. 00 deg. E. 87.1 feet to a concrete monument, the northeasterly corner of Lot No. 1; thence, N. 87 deg. 55' W. 27.3 feet to a concrete monument, the southeasterly corner of Pageot's Fairfield Village, of record in Book 21, page 82, in said Register's Office; continuing N. 87 deg. 55' W. 72.83 feet to a concrete monument on the easterly margin of Stanley Street; thence, S. 5 deg. 00' E. 65.79 feet along the easterly margin of Stanley Street to a concrete monument; thence, southeasterly around a curve to the left having a delta angle of 82 deg. 55' and a length of 36.18 feet to a concrete monument on the northerly margin of Hermitage Avenue; thence easterly along said northerly margin of Hermitage Avenue 62.6 feet to a concrete monument; thence 6.2 feet to the point of beginning (said call being inadvertently omitted from previous deeds).

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts, by deed from Roy S. Lawrence and wife, Fleeta K. Lawrence, of record in Book 8583, Page 944, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 312 Hermitage Avenue, Nashvile, TN 37218
(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 1st day of September, 19 94

Charles Edward Roberts

Mary Ann Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Edward Roberts and wife, Mary Ann Roberts

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 Brentwood, Tennessee, this 1st day of September 19 94.

Commission expires 11/26/96

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

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

WARRANTY DEED

FROM

Charles Edward Roberts and wife, Mary Ann Roberts

TO

Luis Alva

RETURN TO:

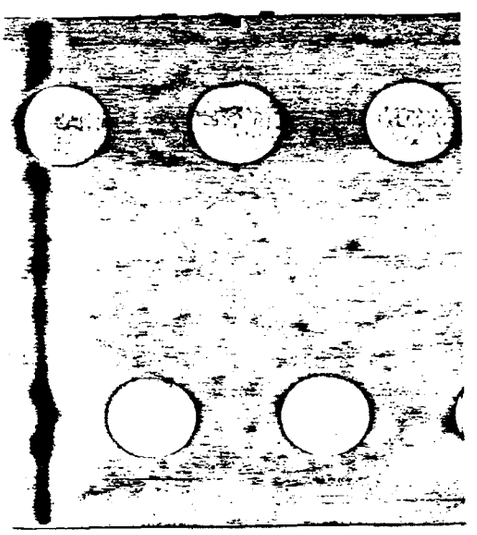
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

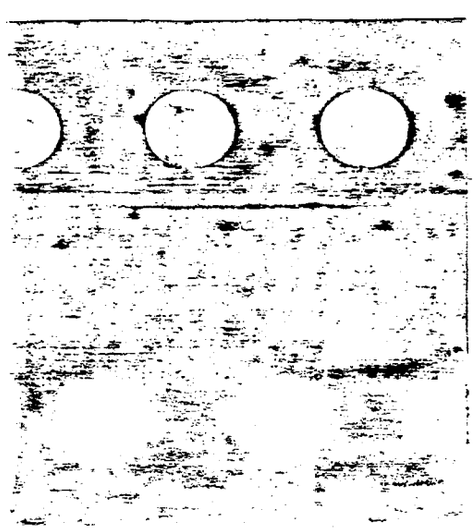
89338

IDENTIFICATION REFERENCE

94 SEP -9 AM 9:55
FELIX Z. ROBERTS REGISTER
DAVIDSON COUNTY, TN

67740 09/09 0101 03CHECK
319.80





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 84000.00
				CON TX 310.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 319.80
				CHECK 319.80
09/09/94	01			09:53 0001 6740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89338
IDENTIF. & REFERENCE

94 SEP -9 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833091