0063522

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 MAY 24 AM 11:14

FILED ... REGISTER
DAV... CO. TN.

W & I Ref: (kd) Title No: 36481
Dav. Co. File: Box 8

BOOK 9680 PG 85

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nick Price 278 38th Avenue North Nashville, Tennessee 37209	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 92-13-262

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James N. Faris, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nick Price, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 76 on the plan of Valley View Subdivision, Section Two, of record in Book 2330, page 103, Register's Office for said County.

SAID Lot No. 76 fronts 60.00 feet on the easterly margin of 38th Avenue North and extends back 123.8 feet on the northerly line and 123.28 feet on the southerly line to a dead line in the rear, measuring 60.00 feet thereon.

BEING the same property conveyed to James N. Faris, unmarried, by deed from James T. McQuade, unmarried, of record in Book 8389, page 47, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 2446 Page 146 and Book 2640, page 203 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 278 38th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 1995.

BOOK 9680 PG 86

James N. Faris

James N. Faris

State of Tennessee
County of Davidson

On this 23rd day of May, 1995, before me the undersigned authority, personally appeared **James N. Faris**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 53000.00

Affiant

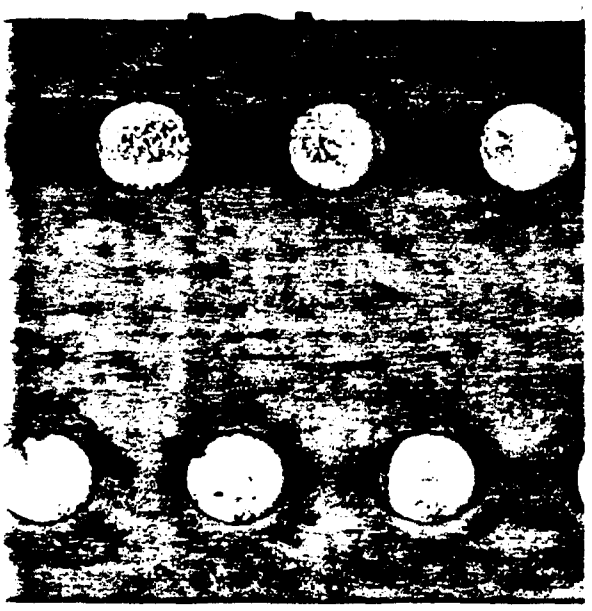
Sworn and subscribed before me on the 23rd day of May, 1995.

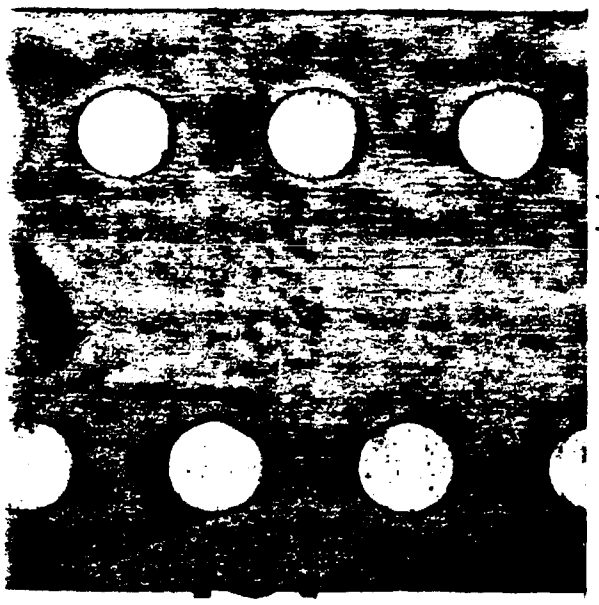
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires:

Notary Public

4024 05/24 0101 03CHECK 205.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9680 PG 87

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 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 8.00
TOTAL 205.10
CHECK 205.10
05/24/95 01 11:15 0001 4084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0063522
IDENTIF. ↑ REFERENCE

95 MAY 24 AM 11: 14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913423