This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

BOOK 9706 PG 728

ADDRESS NEW OWNER:
Albert Manuel Pedro Jr.
1740 17th Avenue North
Nashville, Tennessee 37208

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 81-11
PARCEL 217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey L. Hale, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Albert Manuel Pedro Jr., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the southerly one-half of Lot No. 358 on the Plan of McGavock, Wetmore and Others Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID southerly one-half of Lot No. 358 fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines, 170 feet to an alley.
>
> Being the same property conveyed to Jeffrey L. Hale, by deed from Robert C. King, unmarried of record in Book 8647, Page 915, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This conveyance subject to a Deed of Trust payable to NationsBank, of record in Book 8673, Page 256, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

This is improved property known as 1740 17th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Manuel Pedro Jr., unmarried, his heirs and assigns, forever; and we, Jeffrey L. Hale and wife, Mary Lou Hale do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of June, 1995.

Jeffrey L. Hale

Mary Lou Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey L. Hale and Mary Lou Hale the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2999 06/20 0101 03CHECK 110.75

The actual value or consideration, whichever is greater, for this transfer is $ 27,500.00.

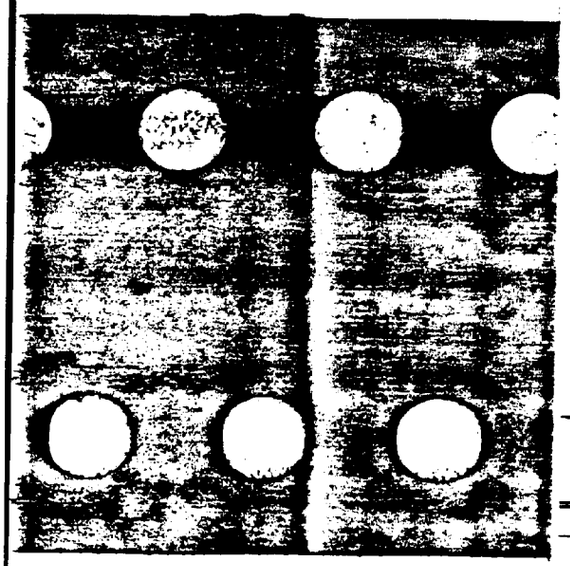
AFFIANT

Subscribed and sworn to before me this 15th day of June, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

00716143
IDENTIF. ↑ REFERENCE

95 JUN 20 AM 10:19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

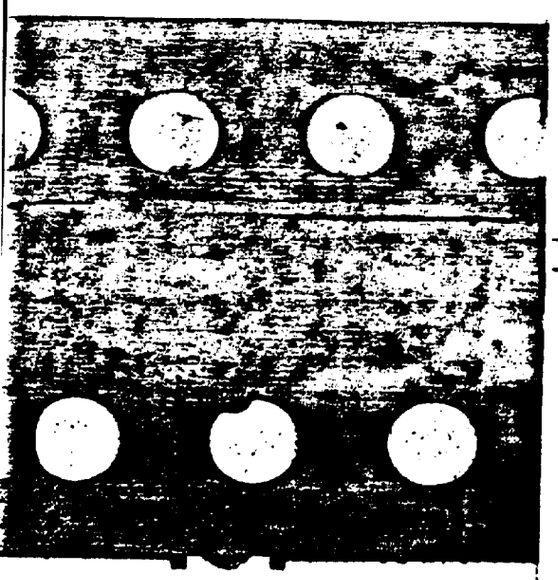
RECEIVED OF _____

FOR _____

BOOK 9706 PG 730

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 27500.00
CON TX 101.75
PRFEE 1.00
WDEED 8.00
TOTAL ~~110.75~~
CHECK ~~110.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/20/95 01 10:21 0001 2999

0071643
IDENTIF. ↑ REFERENCE

95 JUN 20 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922220