9718:175

STATE OF TENNESSEE
COUNTY OF DAVIDSON P.O. BOX 45
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,500.00
Rodney K. Farrington
Affiant

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26TH DAY OF June 19 95
Notary Public
MY COMMISSION EXPIRES May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rodney K. Farrington	New Owner	MAP 111
(NAME)	(NAME)	
3712 Seasons Drive		PT. OF PARCEL 1
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		04D19900
(CITY) (STATE) (ZIP)	(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 Christine M. Urrutia, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney K. Farrington and wife, Cynthia K. Farrington

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:

Located in the 2nd Civil District of Davidson County, Tennessee. Bounded on the south by Stewarts Ferry Pike; on the east by tract #3; on the north by U.S. Government Property, J. Percy Priest Lake Tract #511; and on the west by tract #1 of this survey; Beginning on a nail in the centerline of Stewarts Ferry Pike, being the SW corner of this tract and the SE corner of tract #1; thence with the centerline of said road S 80 deg. 56' 35" E 123.33' to a nail; thence S 83 deg. 22' 50" E 76.67' to a nail in the centerline of the road, the SE corner of this tract and the SW corner of tract #3; thence leaving the road N 10 deg. 10' 21" E 1120.40' with the west line of tract #3 to an iron pin in the U.S. Government Property line, the NE corner of this tract and the NW corner of tract #3; thence N 76 deg. 45' 20" W 200.25' with the U.S. Government line to an iron pin, the NW corner of this tract and the NE corner of tract #1; thence S 10 deg. 09' 57" W 1138.23' with the east line of tract #1 to a nail in the centerline of Stewarts Ferry Pike, the point of beginning. This tract is subject to a 16.5 road Right of way easement adjacent to and parallel with the centerline of ** BEING part of the same property conveyed to Caesar E. Urrutia and wife, Christine M. Urrutia by deed of record in Book 7396, Page 387; Book 7067, page 671; and Book 6929, page 443, Register's Office for said County. The said Caesar E. Currutia now deceased.

**Stewarts Ferry Pike.

unimproved (X)
This is improved ( ), property known as 2275 Stewarts Ferry Pike, Nashville, TN 37214
(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 my hand this 29th day of June 19 95

Christine M. Urrutia
Christine M. Urrutia

BK/ 9718 PG 176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires May 24, 1997

_____
Notary Public

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY TENN

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

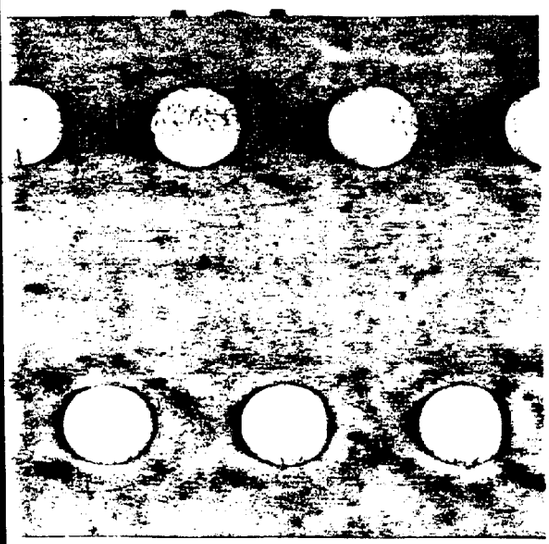
IDENTIF. & REFERENCE

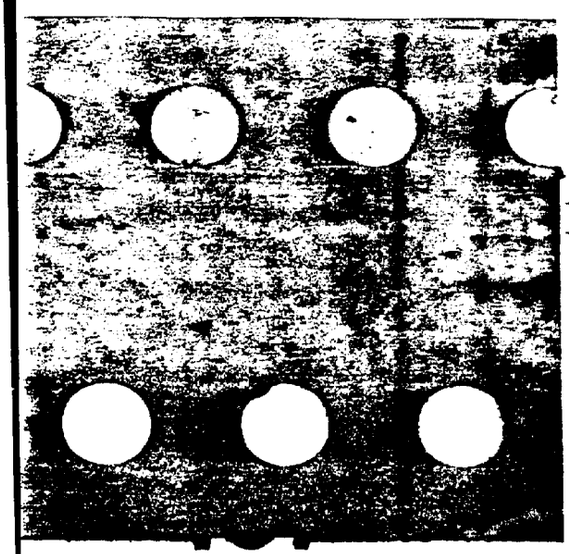
95 JUN 30 PM 1:21
FELIX A. ... JR. REGISTER
DAVIDSON COUNTY, TN.

0075183

95 06 30 0101 03CHECK

229.15





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

RECEIVED OF _____

FOR _____

BOOK 9718 PG 177

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	59500.00
CON TX	220.15
PRFEE	1.00
WDEED	8.00
TOTAL	229.15
CHECK	229.15

06/30/95 01 13:23 0001 6875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075183
IDENTIF. # REFERENCE

95 JUN 30 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926040