BOOK 9739 PG 571

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,500.00

Manuel Alvelo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 95

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MANUEL ALVELO (NAME)	SAME (NAME)	114-14-A-64CO
208 DEER POINTE (ADDRESS)	(NAME) (ADDRESS)	08D-65315
NASHVILLE, TN 37209 (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, JAMES B. LEE AND WIFE, CAROLYN LEE AND EDWIN A. GROVES AND WIFE, LINDA J. GROVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MANUEL ALVELO, A MARRIED MAN

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:

LAND in Davidson County, Tennessee, being Lot No. 64, on the Plan of Section 1, Woodland Forest, of record in Plat Book 6900, pages 534-536, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James B. Lee and Edwin A. Groves, by deed from J. Randy Brasher, unmarried, of record in Book 9509, page 242, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

CAROLYN LEE, wife of James B. Lee, joins in to convey any interest she may have in subject property by reason of her marital status.

LINDA J. GROVES, wife of Edwin A. Groves, joins in to convey any interest she may have in subject property by reason of her marital status.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Section 1, Woodland Forest, as said areas are set forth and defined in Restrictions of record in Book 7207, page 851; Book 7439, page 487; Book 7596, page 684; and Book 7596, page 692, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 208 DEER POINTE, NASHVILLE, TN 37209
(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 19TH day of JULY 1995

JAMES B. LEE

EDWIN A. GROVES

CAROLYN LEE

LINDA J. GROVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9739 PG 572

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. LEE AND WIFE, CAROLYN LEE

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 NASHVILLE, Tennessee, this 19TH day of JULY, 19 95

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWIN A. GROVES AND WIFE, LINDA J. GROVES, 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 instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19TH day of July, 1995.

My Commission Expires: 7/26/97

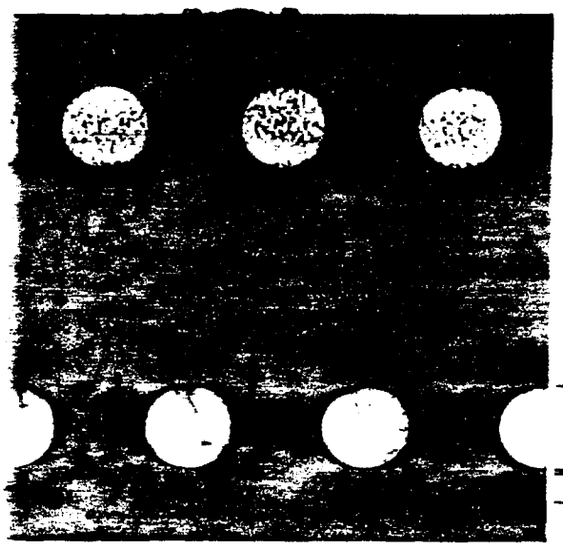
_____
Notary Public I. DYKE TATUM

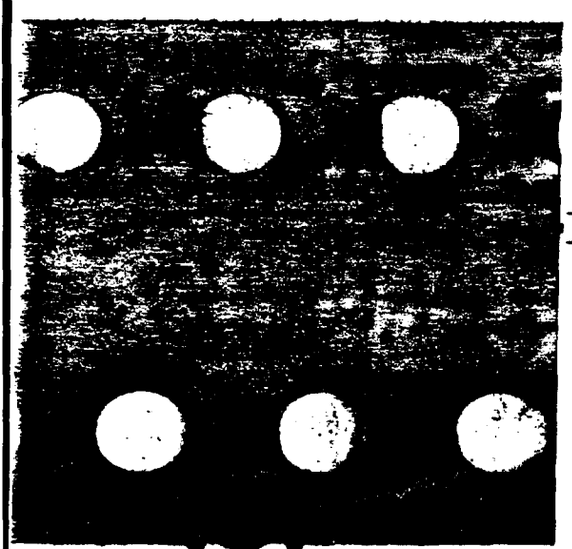
00082032

RECEIVED FOR REFERENCE
95 JUL 25 PM 12:37
REGISTER

4417 07/25 0101 03CHECK

680.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9739 PG 573

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
181500.00
CDN TX 671.55
PRFEE 1.00
WDEED 8.00
TOTAL 680.55
CHECK 680.55

07/25/95 01 12:39 0001 4417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0082032
IDENTIFICATION REFERENCE

95 JUL 25 PM 12:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 933488