File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9750 PG 881

#13262

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL J. HUFFMAN, III.	FIRST AMERICAN NATIONAL BANK	104-9-K
(NAME)	(NAME)	
3818 West End Avenue, #109	First American Center	109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37237	26W10060
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MARIA I. PERALES, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL J. HUFFMAN, III, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 109, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7332, page 380, amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Cynthia Sherwood Chaucer and Maria I. Perales by Special Warranty deed from BancBoston Mortgage Corporation of record in Book 7938, page 907, said Register's Office. By quitclaim deed of record in Book 8787, page 928, title was vested in Cynthia S. Chaucer, unmarried, and Dr. Maria I. Perales, unmarried, as joint tenants with the right of survivorship. Cynthia S. Chaucer, unmarried, conveyed her interest to Maria I. Perales, by quitclaim deed of record in Book 9399, page 492, Register's Office for Davidson County, Tennessee. Maria I. Perales being one and the same as Dr. Maria I. Perales.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6846, page 838, and Book 7332, page 380, amended in Book 7902, page 113; (3) Easements of record in Book 6846, page 833, confirmed and corrected in book 6881, page 926, and in Book 7902, page 109, Book 7902, page 145; (4) Charter of record in Book 7887, page 462; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 954, said Register's Office.

95 AUG -3 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

0085565

unimproved ( )
This is improved (XX) property, known as 3818 West End Avenue, #109, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of July, 19 95.

Maria I. Perales

MARIA I. PERALES

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9750 PG 882

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA I. PERALES

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of July, 19 95.

My commission expires 11/20/96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00 PJH

Paul J. Huffman III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 95.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

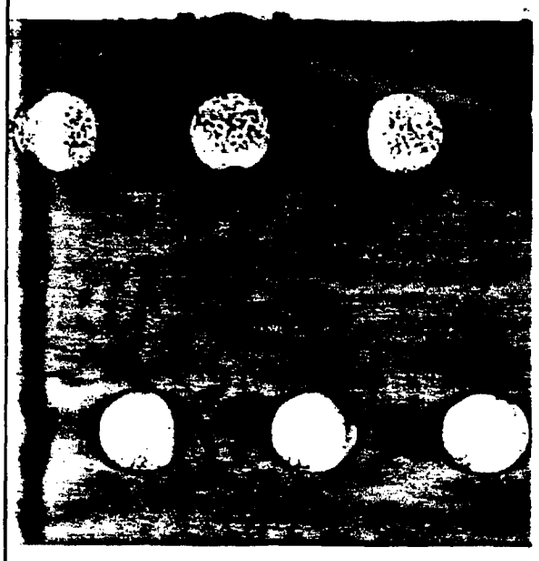
WARRANTY DEED

FROM MARIA I. PERALES

TO PAUL J. HUFFMAN, III.

8796 08/03 0101 CHECK 508.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

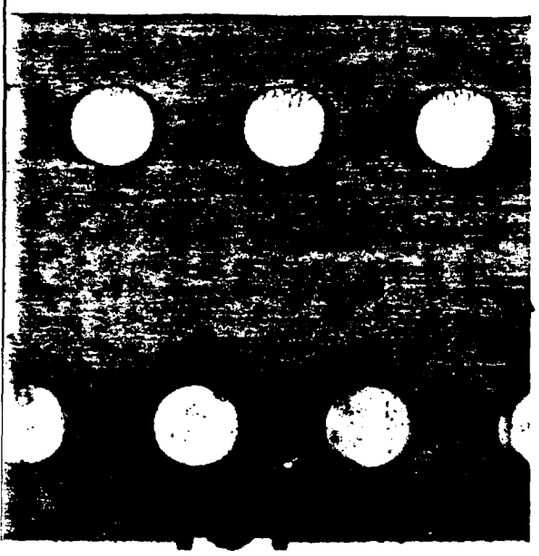
RECEIVED OF _____

FOR _____

BOOK 9750 PG 883

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 135000.00
CON TX 499.50
PRFEE 1.00
MDEED 8.00
TOTAL 508.50
CHECK 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 10:04 0001 8196

0085565
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937225