BOOK 9785 PG 656

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 107,171.69

Luis F. Ferreira
Affiant

Subscribed and sworn to before me, this 1st day of September 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LUIS F. FERREIRA 3833 Lake Aire Drive Nashville, Tennessee 37217	Temple-Inland Mortgage P.O. Box 40 Austin, Texas 78767	MAP 136-3 PARCEL 12

0712 09/06 0101 03CHECK 405.64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVEN THOUSAND ONE HUNDRED SEVENTY ONE AND 69/100---------- ($ 107,171.69) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, CHRISTOPHER R. DEMENT, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto LUIS F. FERREIRA AND WIFE, CARMEN FERREIRA 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:

BEING Lot No. 103 on the Plan of Priest Lake Park Subdivision, Section 2, as of record in Plan Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Christopher R. Dement by deed from Carolyn Sue Arnold, unmarried, of record in Book 9083, page 536, Register's Office for Davidson County, Tennessee.

TERESA S.DEMENT, spouse of Christopher R. Dement, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Temple-Inland Mortgage Corporation of record in Book 9083, page 539, as re-recorded in Book 9393, page 189, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved property known as 3833 Lake Aire Drive, Nashville, Tennessee 37217

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Priest Lake Park Subdivision, Section 2 of record in Book 4175, page 56,57&, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of September, 19 95.

Christopher R. DeMent
CHRISTOPHER R. DEMENT
by Nancy Broadrick Atty in fact

Luis F. Ferreira
LUIS F. FERREIRA

Teresa S. DeMent
TERESA S. DEMENT
by Nancy Broadrick Atty. in fact

Carmen Ferreira
CARMEN FERREIRA

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 Luis F. and Carmen Ferreira, 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 this 1st day of September, 19 95.

My Commission Expires: 11/22/97

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared NANCY BROADRICK, to me known to be the person who executed the foregoing instrument in behalf of CHRISTOPHER R. DEMENT and TERESA S. DEMENT and acknowledged that she executed the same as the free act and deed of the said CHRISTOPHER R. DEMENT and TERESA S. DEMENT.

Witness my hand and seal this 14 day of September, 1995.

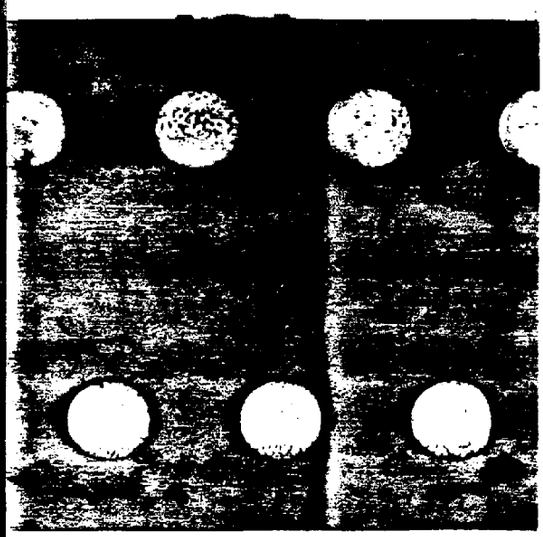
Notary Public

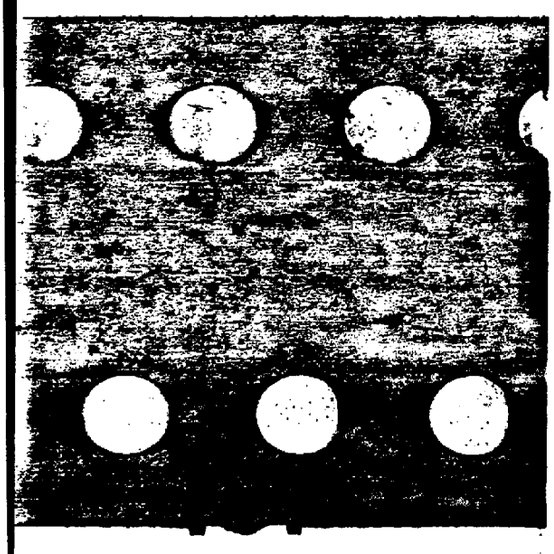
My Commission expires: 11/22/97

IDENTIF. ↑ REFERENCE 009135

95 SEP -6 AM 10:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9785 PG 658

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 107171.69
CON TX 396.64
PRFEE 1.00
WDEED 8.00
TOTAL 405.64
CHECK 405.64

09/06/95 01 10:12 0001 0712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097135
IDENTIF. ↑ REFERENCE

95 SEP -6 AM 10: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949609