BOOK 9823 PG 035

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Juanita VanDuyl (NAME)	Signature Mortgage Company (NAME)	MAP 72-2
3611 Baxter Avenue (ADDRESS)	2416 21st Avenue South #207 (ADDRESS)	PARCEL 98
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	15DZ06300

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, David Michael Mora, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita VanDuyl, unmarried

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. 64 on the Plan of E. B. Craig's Subdivision of the Crownover Property on Gallatin Road which is of record in Deed Book 894, Page 640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

BEING the same property conveyed to David Michael Mora and wife, Christy A. Mora by deed of record in Book 8813, Page 111, and to David Michael Mora by quitclaim deed from Christy A. (Mora) Kee, of record in Book 9794, Page 49, Register's Office for said County.

0110684

IDENTIFICATION REFERENCE

95 OCT 10 PM 1:00

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5157 10/10 0101 03CHECK 218.05

unimproved ( )
This is improved (X) property, known as 3611 Baxter Avenue, Nashville, TN 37216
(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 4th day of October 19 95

David Michael Mora

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9823 PG 633

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Michael Mora, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of October 1996

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

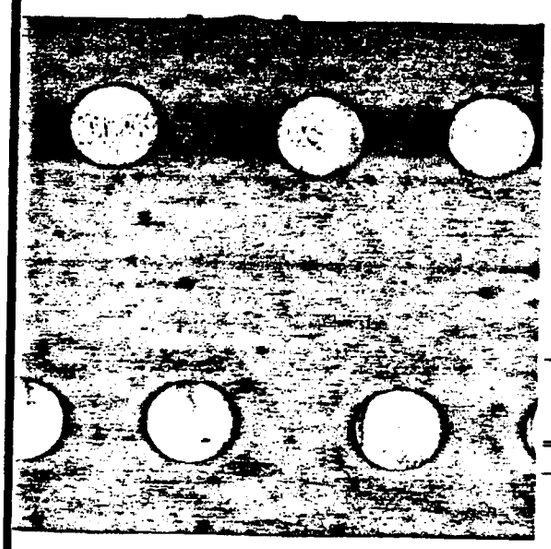
STATE OF TENNESSEE
COUNTY OF

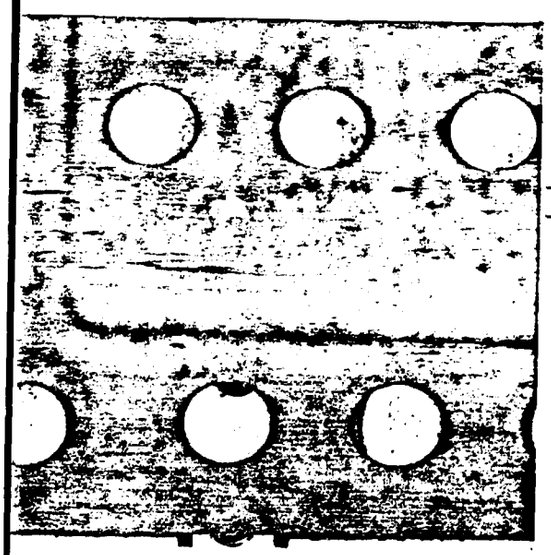
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9823 PG 637

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

10/10/95 01 12:59 0001 5157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0110684
IDENTIF. # REFERENCE

95 OCT 10 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 963918