BOOK 9890 PG 770

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,300.00

Alan Steele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 5/28/99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: and Mortgagee is:	MAP-PARCEL NUMBERS
Luis Alva (NAME)	Heirs of Gertrude McDonald (NAME)	93-12-69
312 Hermitage Avenue (STREET ADDRESS OR ROUTE NUMBER)	c/o Real SEcurity, Inc., 5034 Thoroughbred Lane (STREET ADDRESS)	
Nashville, Tennessee 14U 07410 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (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, WE, the heirs at law of Gertrude McDonald, being Donald D. Nubia, Evelyn Jobe, Barbara Smith, Gwendolyn Smith and Harold Nubia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUIS ALVA

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:

See Attached Exhibit A

95 DEC 10 PM 12:59
FELIX A. HARRELL, JR. REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0132795
IDENTIF. & REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, PRINTING OR PLOTTING ON THIS DOCUMENT UNSATISFACTORY FOR RECORDING

This instrument executed by Harold Nubia as attorney in fact for Donald D. Nubia, Evelyn Jobe and Barbara Smith pursuant to powers of attorney attached hereto and being recorded simultaneously herewith.

unimproved ( )
This is improved (XX) property, known as 240 Hermitage Avenue, Nashville, Tennessee
(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 26th day of September, 19 95

Donald D Nubia By Evelyn Jobe and
Barbara Smith by Harold F Nubia
Gwendolyn H. Smith Harold F Nubia

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Harold Nubia and Gwendolyn H. Smith

the within named 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 purpose therein contained.

WITNESS my hand at office, this 26th day of September, 1995.

NOTARY PUBLIC

My commission expires: 5-28-99

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

TO

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027

STATE of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Nubia as attorney in fact for Donald D. Nubia, Evelyn Jobe and Barbara Smith, being duly authorized to act for them and acknowledged that he executed the foregoing as the acts of Donald D. Nubia, Evelyn Joge and Barbara Smith as their attorneys in fact.

NOTARY PUBLIC AT

Executed this the 26th day of September, 1995.

My Commission Expires: 5-28-99

Notary Public

LAND in Davidson County, Tennessee, being part of lot numbered "two" (2) of the Fairfield Village Plan, or Addition, to Nashville, Tennessee, as recorded in Book 21, page 82, of the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Fillmore Street 65 feet and 8 inches east of the eastern margin of Fairfield Avenue; and running along Fillmore Street, eastwardly 34 feet and 4 inches to the western margin of Lot No. 3 in said plan; thence along the western line line of said lot No. 3, 170 feet to an alley; thence along said alley westwardly 31 feet and 4 inches to a point; thence in a southern direction 50 feet to a point; thence in a western direction three feet to a point, which is 34 feet and 4 inches west from lot No. 3; thence in a southern direction 120 feet to the point of beginning.

BEING the same property conveyed to Leroy McDonald and wife, Gertrude McDonald by deed of record in Book 7230, page 176, Register's Office for Davidson County, Tennessee; the said Leroy McDonald having predeceased Gertrude McDonald. Gertrude McDonald also having since died and having left as her sole heirs at law, Donald D. Nubia, Evelyn Jobe, Barbara Smith, Gwendolyn Smith and Harold Nubia.

9098 12/18 0101 03CHECK 173.21



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

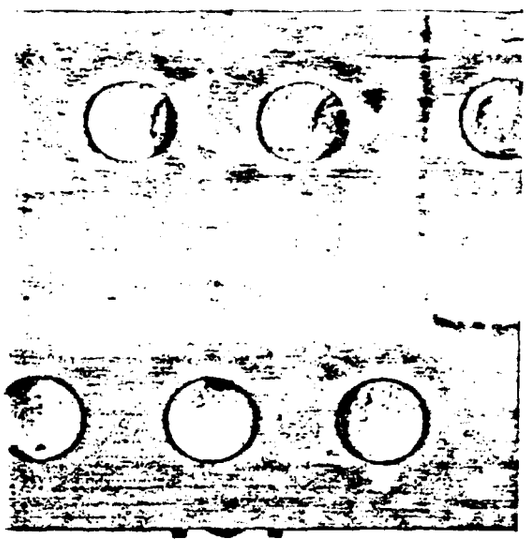
RECEIVED OF _____

FOR _____

BOOK 9890 PG 773

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	43300.00
CON TX	160.21
PRFEE	1.00
WDEED	12.00
TOTAL	173.21
CHECK	173.21

12/13/95 01 13:02 0001 9098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132795 IDENTIF. & REFERENCE

95 DEC 18 PM 12:59

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 987533