0164391

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 37596
Dav. Co. File: Box 8

96 MAR 27 AM 10:35

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

BOOK 9992 PG 381

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marwyn Properties, LLC P. O. Box 159028 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 118-2-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jorge E. Moran and spouse, Judith Elaine Moran and Jesse L. Tate and spouse, Carolyn H. Tate** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marwyn Properties, LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th Civil District of Davidson County, Tennessee, being Lot Nos. 59 and 83 and the southerly 47 feet of Lot Nos. 58 and 84 and also a strip of land 15 feet wide lying between said Lot Nos. 59 and 83 and the parts of said Lots Nos. 58 and 84 in George I. Waddey's Subdivision of Westwood as same appears of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said Lots.

Being the same property conveyed to Phillip E. Jones and wife, Marjorie G. Jones, and Morad Dorani, a single person by Quitclaim Deed of record in Book 6712, page 461, Register's Office for Davidson County, Tennessee as corrected in Book 6889, page 592, Register's Office for Davidson County, Tennessee.

Included in the foregoing description but expressly excluded from this conveyance is the following land:

A tract of land lying in Nashville, Davidson County, Tennessee and being Lot 83 and the southerly 47 feet of Lot 84 of the George Waddey Subdivision of Westwood as of record in Plat Book 332, page 99, Register's Office of Davidson County and being bounded on the north by the parcel 239, Map 118-2 on the east by the west right-of-way line of White Avenue, on the south by Lot 82 and on the west by the east right -of-way line of a 15 foot alley and being more particularly described as follows:

Beginning at a point in the west right-of-way line of White Avenue, a common corner with Parcel 239, said point being 53 feet south of the south right-of-way line of Inverness Avenue;
Thence with the west right-of-way line of White Avenue South 13 deg. 17 min. 00 sec. East 97.00 feet to a point, a common corner with Lot 82;
Thence with Lot 82 South 76 deg. 20 min. 00 sec. West, 165.10 feet to a point in the east right-of-way line of a 15-foot alley;
Thence with said alley north 13 deg. 16 min. 40 sec. West, 97.00 feet to a point, a common corner with Parcel 239;
Thence with Parcel 239 North 76 deg. 20 min. 00 sec. East 165.10 feet to the point of beginning.
Being part of the same property conveyed to Jorge E. Moran and spouse, Judith Elaine Moran and Jesse L. Tate and spouse, Carolyn H. Tate by Substitute Trustee's Deed from Richard D. Taylor, Substitute Trustee, of record in Book 8298, page 169, Register's Office for Davidson County, Tennessee, of record in Book 8298, page 169, Register's Office for Davidson County, Tennessee.

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Containing 16,014 square feet (0.368 acres more or less).

This is improved property, known as: 2602 Westwood Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of March, 1996.

Jorge E. Moran

Jesse L. Tate

Judith Elaine Moran

Carolyn H. Tate

State of Tennessee
County of Davidson

On this 25th day of March, 1996, before me the undersigned authority, personally appeared **Jorge E. Moran, Judith Elaine Moran, Jesse L. Tate and Carolyn H. Tate,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 370000.00

Affiant

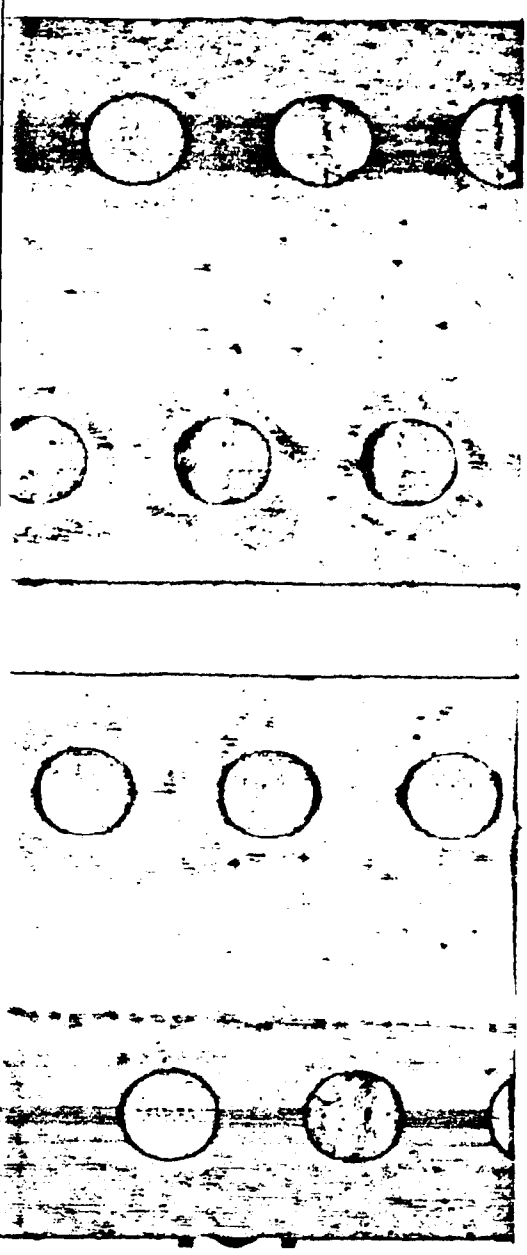
Sworn and subscribed before me on the 25th day of March, 1996.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

1033 03/27/96 0101 03CHECK 1373.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9992 PG 383

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
370000.00
CON TX 1369.00
PRFEE 1.00
MDEED 8.00
TOTAL 1378.00
CHECK 1378.00

03/27/96 01 10:36 0001 3033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164391
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10: 37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1021060