WARRANTY DEED

BOOK 10074 PG 425

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,000.00
Kenneth L. Williams
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF May 19 96
Notary Public
MY COMMISSION EXPIRES June 10, 1998
(AFFIX SEAL)

MAW

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARITZA GARCIA (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	MAP 105-10
744 A & B ROYCROFT AVENUE (ADDRESS)	750 OLD HICKORY BLVD. #286 (ADDRESS)	PARCEL 206.00
NASHVILLE, TENNESSEE 37203 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

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, WILLIAM B. VEEVERS, III AND WIFE, ANNE G. VEEVERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARITZA GARCIA AND HUSBAND, KENNETH L. WILLIAMS

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of C.S. Caldwell's Roycroft Addition of record in Plat Book 332, page 37, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 28 fronts 50 feet on the northerly margin of Roycroft Avenue and runs back between parallel lines 170 feet to a line in the rear on which it measure 50 feet thereon.

Being the same property conveyed to William B. Veevers and wife, Anne G. Veevers by deed from Gene A. Tucker and wife, Joy C. Tucker of record in Book 5036, page 63 and by Quitclaim Deed from William B. Veevers, III and wife, Anne G. Veevers to William B. Veevers, III, a fifty percent (50%) undivided interest as tenants in common and to Anne G. Veevers, a fifty percent (50%) undivided interest as tenants in common, their heirs, and assigns, of record in Book 9807, page 263, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 744 A & B ROYCROFT AVENUE, NASHVILLE, TENNESSEE 37203
(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 23rd day of May 19 96

William B. Veevers III
WILLIAM B. VEEVERS, III

Anne G. Veevers
ANNE G. VEEVERS

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 WILLIAM B. VEEVERS, III AND WIFE, ANNE G. VEEVERS

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 at NASHVILLE, Tennessee, this 23rd day of May, 19 96.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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_____.

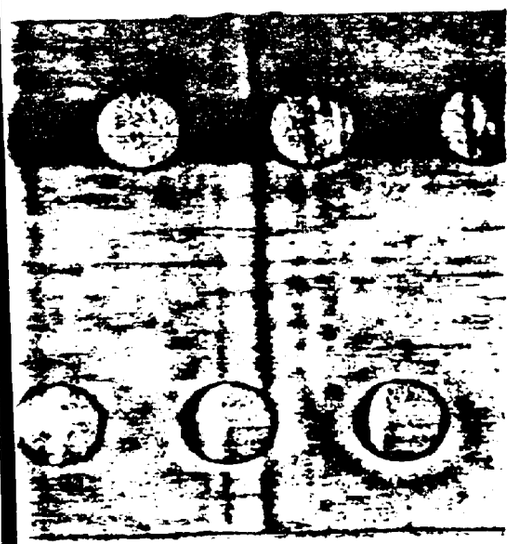
My commission expires _____

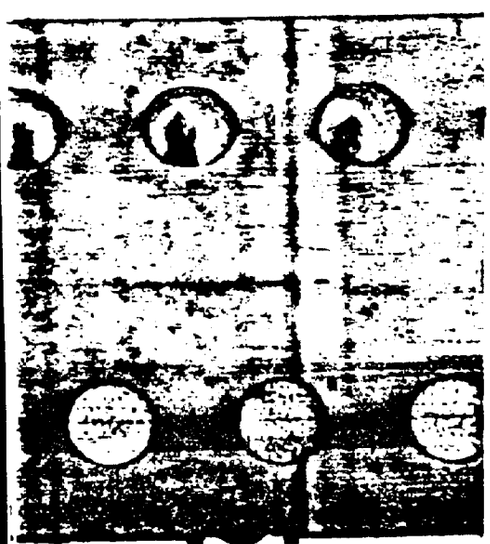
Notary Public

0188958
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 4:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9359 06/04 0101 03CHECK 238.40





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

RECEIVED OF _____

FOR _____

BOOK 10074 PG 427

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 62000.00
				CON TX 229.40
				PRFEE 1.00
				MDEED 8.00
				TOTAL 238.40
				CHECK 238.40
			06/04/96	01 16:33 0001 9359

0188958
IDENTIF. ▲ REFERENCE

96 JUN -4 PM 4:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1047234