Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Book 10083 PG 371
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

X Oniel J. D'Souza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oniel J. D'Souza (NAME)	First Republic Mortgage Corp. (NAME)	
312 Glenridge Court (ADDRESS)	3310 West End Avenue, 4th Floor (ADDRESS)	142-13-A-048.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, James A. Lewis, Jr. (one and the same as Jesse A. Lewis, Jr.) and wife, Carol D. Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oniel J. D'Souza and wife, Hema O. D'Souza

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, TN, being Lot No. 48 on the Plan of Phase I and Boundary Plat of Riverside, of record in Book 6900, Page 490, 491, and 492; amended in Book 6900, Page 784, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Lewis, Jr. and wife, Carol D. Lewis by deed from Paula M. Shawn, unmarried of record in Book 9769, Page 874, Register's Office for Davidson County, TN. The conveyance erroneously recited "James A. Lewis, Jr."; the grantee should have been "Jesse A. Lewis, Jr.".

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 7185, Page 619; Book 7405, Page 780, and all matters shown on the Plan of Record.

0191653
IDENTIF. & REFERENCE

96 JUN 11 PM 2:54
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 312 Glenridge Court, Nashville, TN 37221
(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 10th day of June 19 96

Jesse A. Lewis, Jr. by Johnnie A. Collins

Carol D. Lewis by Johnnie A. Collins

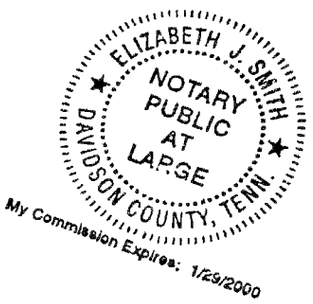
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine R. Robbins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Jesse A. Lewis, Jr. and Carol D. Lewis and that she is authorized by Jesse A. Lewis, Jr. and Carol D. Lewis to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 10th day of June, 1996.

Notary Public

My commission expires 1/29/2000.



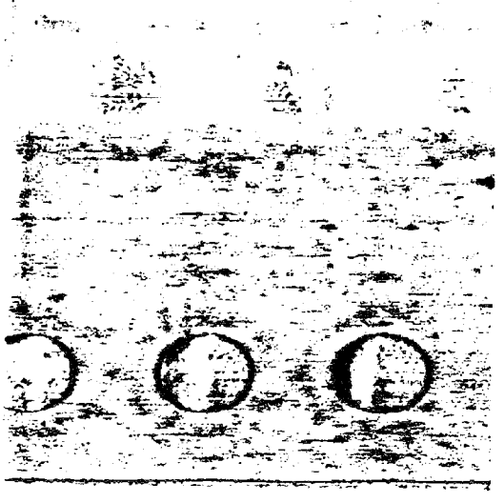
2312 06/11 0101 03CHECK 564.00

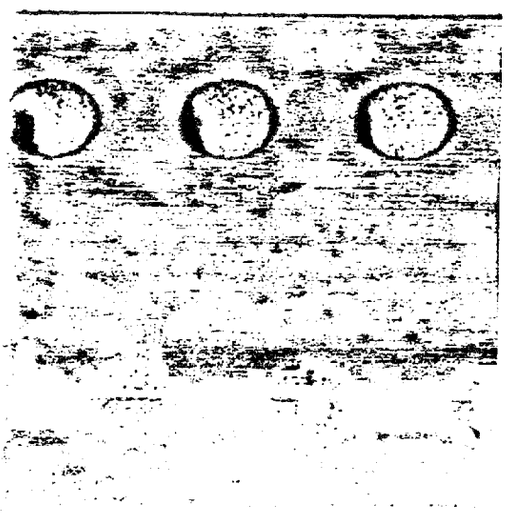
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____ BOOK 10083 PAGE 373

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
				150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 564.00
				CHECK 564.00
06/11/96	01			14:57 0001 2312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191653 IDENTIF. ↑ REFERENCE

96 JUN 11 PM 2:54

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 1050147