0214794

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: (cmw) Title No: 37813
Dav. Co. File: Box 8

96 AUG 15 AM 10: 17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10157 PG 325

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Whelan David A. Lefeve 2601 Westwood Drive Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 118-02-213 BH 02520

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 wife, Judy Moran, an undivided one-half (1/2) interest, and Jesse L. Tate and wife, Carolyn H. Tate, an undivided one-half (1/2) interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Whelan and David A. Lefeve,** 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 Davidson County, Tennessee being Lots Nos. 43 and 44 on the Plan of George I. Waddy's Subdivision of Westwood as of record in Book 332, page 99, Register's Office of said County.

SAID Lots Nos. 43 and 44 front 50 feet each on the westerly side of Westwood Drive, formerly 7th Avenue South, Extended, and runs back between parallel lines 170 feet to an alley, Lot No. 44 running back with the southerly margin of Westwood Avenue, now Inverness Avenue.

BEING the same property conveyed to Jorge E. Moran et ux, Judy Moran, an undivided one-half (1/2) interest and Jesse L. Tate et ux, Carolyn H. Tate, an undivided one-half)1/2) interest by deed from Corrine W. Buntley, widow, of record in Book 7725, page 150, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 2601 Westwood Drive, Nashville, TN 37204

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 6th day of August, 1996.

Jorge E. Moran

Jesse L. Tate

Judy Moran

Carolyn H. Tate

State of Tennessee
County of Davidson

On this 6th day of August, 1996, before me the undersigned authority, personally appeared **Jorge E. Moran and Judy Moran** and **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:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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: $ 165000.00

Affiant

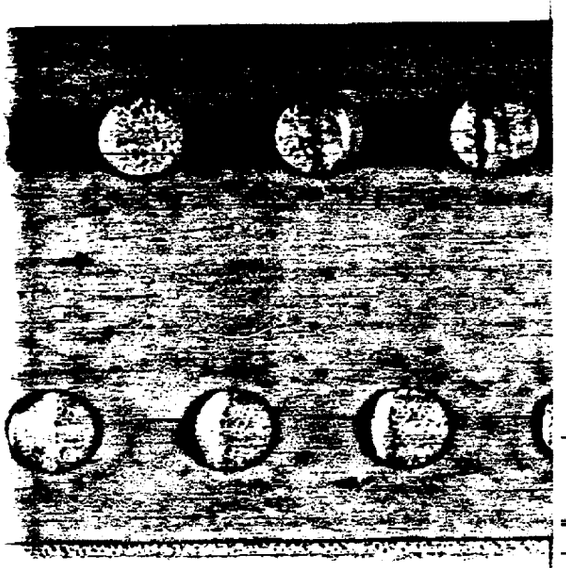
Sworn and subscribed before me on the 6th day of August, 1996.

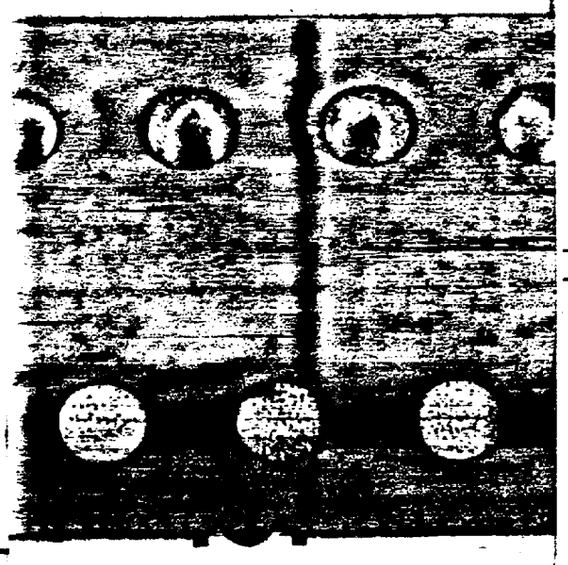
Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

7320 08/15 0101 03CHECK 619-50





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

RECEIVED OF _____

FOR _____

BOOK 10157 PG 327

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	
			165000.00	
			CON TX	610.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	619.50
			CHECK	619.50
08/15/96	01	10:19	0001	7320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02147794
IDENTIF. ↑ REFERENCE

96 AUG 15 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019890