BOOK 10281 PG 608

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MAW

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 184,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GEORGE DONIGIAN, SR. 1020 Maxwell Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-5 PARCEL 149

2383 12/05 0101 03CHECK 689.80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FOUR THOUSAND AND NO/100- ---------- ($ 184,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, CYNTHIA S. EVANS, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GEORGE DONIGIAN, SR. AND WIFE, KAY S. DONIGIAN

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:

BEING the northerly part of Lot No. 9 and the easterly part of the northerly part of Lot No. 10, on the Plan of The D.H. Bailey Property, as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, dated March 27, 1925, as follows:

BEGINNING at a point on the southerly margin of Maxwell Avenue 75.45 feet east from the southeast corner of said Avenue and Bailey Street, or Laurent Street, thence easterly with the southerly margin of Maxwell Avenue 75.45 feet to the northeast corner of said Lot No. 9; thence southerly with the line between Lots Nos. 8 and 9, 150.4 feet to the northerly margin of an alley; thence westwardly along the northerly margin of said alley 75.0 feet; thence northerly and parallel with the line between Lots Nos. 9 and 10, 158.5 feet to the beginning.

BEING the same property conveyed to Cynthia S. Evans, unmarried, by deed from Albert L. Gerth, Jr. of record in Book 7628, page 611, Register's Office for Davidson County, Tennessee.

This is improved property known as 1020 Maxwell Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of The D.H. Bailey Property of record in Book 421, page 65, Register's Office for Davidson County, Tennessee.

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GRANTOR___ FURTHER COVENANTs and bind s herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 2nd day of December, 19 96.

Cynthia S. Evans

CYNTHIA S. EVANS

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 CYNTHIA S. EVANS, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 1996.

Mitchell A. Watts

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 _____.

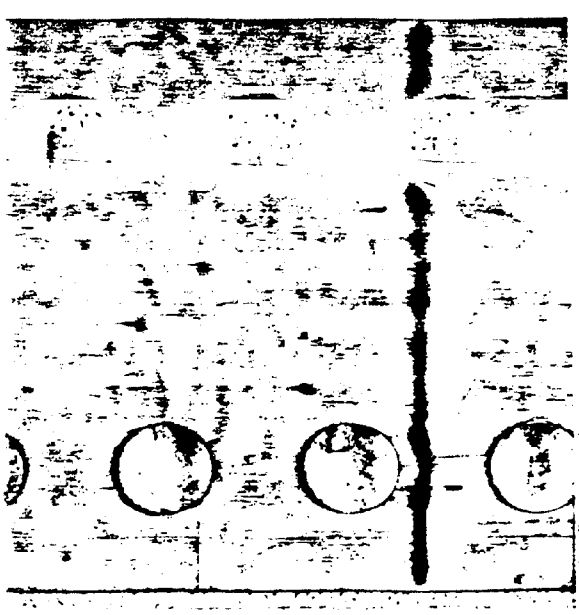
Witness my hand and official seal this _____day of _____, 19 ____.

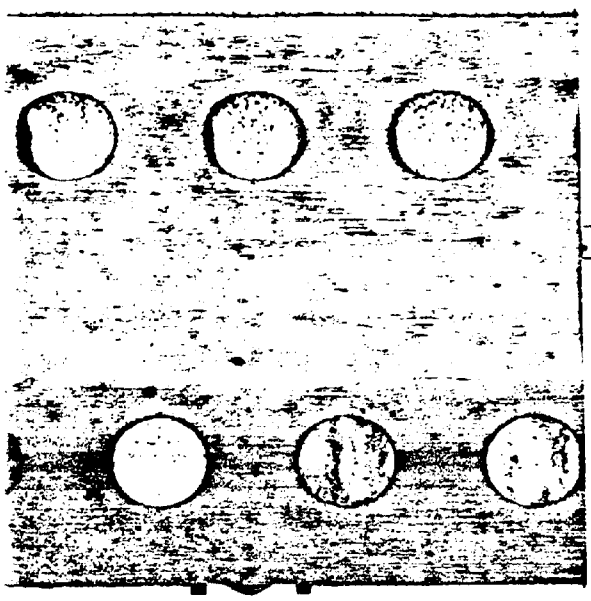
My Commission Expires: _____

Notary Public

0252993
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 10: 35
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	
				184000.00
			CON TX	680.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	689.80
			CHECK	689.80
12/05/96	01	10:35	0001	2383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252993
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 10: 35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095039