BOX 52

WARRANTY DEED

BOOK 10354 PG 279

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Melissa J McMurtry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernanda Maruri (NAME)	NationsBanc Mortgage Corporation (NAME)	161-9-110
408 Hill Road (ADDRESS)	P.O. Box 35140 (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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 P. McMurtry and wife, Melissa J. McMurtry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fernanda Maruri

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. 7-B on the Plan of Zone Lot Division of Lots 7 and 8 of Brentwood Meadows, Section 1, of record in Book 6250, Page 231, said Register's Office.

SAID Lot No. 70-B fronts a total of 31.0 feet on the easterly side of Hill Road and runs back 159.5 feet on the southerly line and 191.9 feet on the northwesterly line to a line in the rear which measures 109.4 feet thereon.

Being the same property conveyed to James P. McMurtry and wife, Melissa J. McMurtry by deed from Joe J. Thompson and wife, Clara L. Thompson of record in Book 7500, page 501, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved (X) unimproved ( ) property, known as 408 Hill Road, Nashville, Tennessee 37220
(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 19th day of February 19 97

James P. McMurtry by his atty in fact Melissa J McMurtry
James P. McMurtry

Melissa J McMurtry
Melissa J. McMurtry

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 ~~James P. McMurtry and wife~~, Melissa J. McMurtry

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 Brentwood, Tennessee, this 19th day of February, 19 97.

Commission expires 5-16-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(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

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 Melissa J. McMurtry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James P. McMurtry, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said James P. McMurtry. WITNESS my hand and official seal at Brentwood, Tennessee, February 19, 1997.

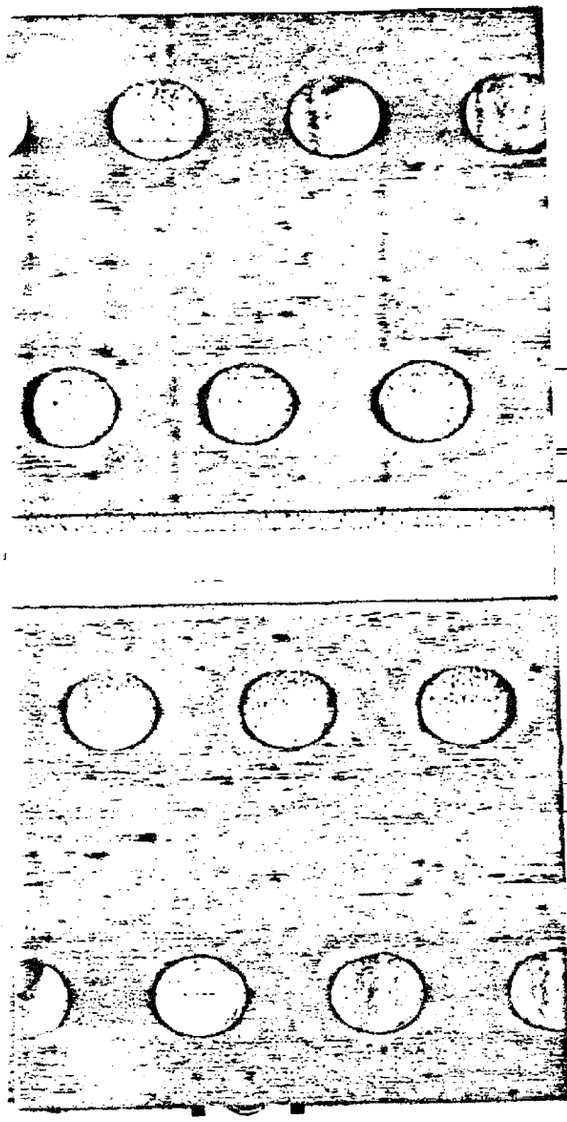
Notary Public

My Commission Expires: 5-16-99

0274547
IDENTIFICATION REFERENCE

97 FEB 20 11:16:02

B004 02/20 0101 03CHECK 349.40



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

RECEIVED OF _____

FOR _____

BOOK 10354 PG 281

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
			CHMT	92000.00
			CON TX	340.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	349.40
			CHECK	349.40

02/20/97 01 10:05 0001 B004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274547

IDENTIFICATION REFERENCE

97 FEB 20

No. 1118451