FILE BOX 45

WARRANTY DEED

BOOK 11362 PG. 554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99.

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lazar Gruita	First Trust Mortgage Company	MAP 84-4
(NAME)	(NAME)	
2721 Crestdale Drive	P.O. Box 17257	PARCEL 33
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(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 T. Lea and wife, Hermene Lea

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lazar Gruita and wife, Maria Gruita

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 Lot No. 44, on the Plan of McGavock Heights Subdivision, Section II, of record in Book 2330, Page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 115 feet on the easterly side of Crestdale Drive and runs back 135 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear, which is a broken line measuring 157.6 feet thereon.

BEING the same property conveyed to William T. Lea and wife, Virginia C. Lea by deed from E. I. Du Pont De Nemours and Company, a Delaware Corporation, of Wilmington Delaware, of record in Book 3538, Page 574, Register's Office for said County. The said Virginia C. Lea now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2651, Page 390, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2721 Crestdale Drive, Nashville, TN 37214
(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 26th day of February, 19 99

William T. Lea
William T. Lea

Hermene Lea
Hermene Lea

BOOK 11362 PG. 555

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 T. Lea and wife, Hermene Lea

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 26th day of February, 1999.

Commission expires 1/26/02

M Marie Bradford
Notary Public

NASHVILLE BRADFORD
NOTARY PUBLIC TENN.

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

0551999
RECEIVED FOR REFERENCE
99 MAR -2 PM 1:19
[illegible]

2177 03/02 0101 02CHECK 416.15

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11362 PG. 556

0554999

IDENTIFICATION REFERENCE

99 MAR -2 PM 1:19

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT
109500.00
CON TX 405.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 416.15
CHECK 416.15

03/02/99 01 13:17 0001 2177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431365