WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul A. Picelli	National Mortgage Co.	Map 104-6
(NAME) 309 32nd. Ave. So.	(NAME) 4041 Knight Arnold Road	par 204
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Memphis, Tenn. 38118	A.E.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Twenty Two Thousand ($22,000.00) and no/100 - - - - - - - - - - *Dollars,*

of which $9,042.07 has been paid in cash by Paul A. Picelli, the receipt of which is hereby acknowledged and for the remainder, the said Paul A. Picelli assumes and agrees to pay the balance of $12,957.93 of an original indebtedness of $14,500.00 secured by deed of trust, executed by George W. Dillard to Union Planters National Bank, Trustee, of record in book 4419, page 462, Register's Office for Davidson County, Tennessee.

We, James E. Wall and wife Evaline H. Wall

have this day bargained and sold, and do hereby transfer and convey unto the said

Paul A. Picelli

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 27 on the plan of Bransford Realty Company's West End Avenue Place, as of record in book 332, page 15, Register's Office for said County.

Said lot No. 27 fronts 50 feet on the westerly side of 32nd. Ave.So and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James E. Wall and wife Evaline H. Wall by deed from George W. Dillard, of record in book 4755, page 10, said Register's Office.

Taxes for the year 1977 are pro-rated and assumed by grantee.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 15th day of March 19 77

Affiant Paul A Picelli

My commission expires: 2-7-79 (Affix Seal)

Notary Public H B Cannon

This is improved (X) unimproved ( ) property, known as 309 32nd. Ave. So. (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Paul A. Picelli

his *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and*

Paul A. Picelli

forever defend the title to said real estate to said

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of March, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James E. Wall

Evaline H. Wall

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, James E. Wall and wife Evaline H. Wall

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 1977.

H. B. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

H B Duncan
Notary Public

Commission expires 2-7-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

MAR 10 77 CONV 22,000.00
MAR 10 77 S'TAX B* 57.20
MAR 10 77 PR'FEE B* .50
MAR 10 77 W'DEED B* 4.00 * 61.70

D 92926

IDENTIF. REFERENCE

MAR 10 12 08 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
James E. Wall, etux

TO
Paul A. Picelli

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238