FILE BOX "7"

FORM NO. WD-1

BOOK 6593 PAGE 928

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 19 85

Notary Public

MY COMMISSION EXPIRES: 7-10-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RONALD A. VALENTINI et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	MAP 150-5
441 Cedar Cliff Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	PARCEL 129
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219-9985 (CITY) (STATE) (ZIP)	2D-59008

FOR AND IN 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, THOMAS F. BROWN et ux CATHY JILL BROWN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD A. VALENTINI et ux BETSY S. VALENTINI,

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. 223 on the Map of Cherry Hills, Section Four, as of record in Book 4460, page 21, said Register's Office.

SAID Lot No. 223 fronts 76.50 feet on the westerly margin of Cedarcliff Road and runs back 139.46 feet on the southerly line and 144.64 feet on the northerly line to a line in the rear, which measures 91.85 feet thereon.

BEING the same property conveyed to Thomas F. Brown and wife, Cathy Jill Brown by deed from Gary E. Allred and wife, Billie F. Allred of record in Book 5372, page 655, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 5372, page 657, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 441 Cedar Cliff Drive, Antioch, Tennessee 37013
(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 hands this 26th day of June, 19 85

Thomas F. Brown — Cathy Jill Brown

THOMAS F. BROWN — CATHY JILL BROWN

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named THOMAS F. BROWN and wife, CATHY JILL BROWN,

the 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 June, 19 85.

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
THOMAS F. BROWN et ux

CATHY JILL BROWN

TO
RONALD A. VALENTINI et ux

BETSY S. VALENTINI

FELIX E. ALL, REGISTER
DAVIDSON COUNTY, TN

JUN 28 11 27 AM '85

5 3 8 9 1 5

IDENTIFICATION/REFERENCE

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			73900.00-	CANT.
			192.14	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 198.64-
			2938A06/28/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 116835

IDENTIF. REFERENCE

JUN 28 11 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149252