file box 8/cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6862 PAGE 934

ADDRESS NEW OWNER:
James E. Erwin
549 St. Paul Drive
Hermitage, TN. 37076

MORTGAGEE:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 75-8
PARCEL 99
4D-65232

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William C. Pagano and wife, Janice D. Pagano hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Erwin and wife, Nancy H. Erwin hereinafter called the Grantee, Grantee's 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. 357 on the plan of Tulip Grove, Section 6, of record in Book 4460, page 19, Register's Office for said County.

SAID Lot No. 357 fronts 85.0 feet on the easterly margin of St. Paul Drive and extends back 184.65 feet on the southerly line and 144.0 feet on the northerly line to a dead line in the rear, measuring 137.18 feet thereon.

Being the same property conveyed to William C. Pagano and wife, Janice D. Pagano by deed from James E. Kirby, Jr. and wife, Sherry A. Kirby of record in Book 6555, page 646, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4511, page 994, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of William C. Pagano by Janice D. Pagano as his Attorney in Fact pursuant to a recorded Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 549 St. Paul Drive, Hermitage, TN. 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of May, 19 86

Janice D. Pagano
Janice D. Pagano

William C. Pagano
William C. Pagano
By: Janice D. Pagano, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of May, 19 86, before me personally appeared William C. Pagano and wife, Janice D. Pagano, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____. the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

FELIX Z. ESTES, REGISTER
DAVIDSON COUNTY, TN
May 20 4 05 PM '86

IDENTIFICATION REFERENCE

0 2 7 6 4

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,500.00 .

James E Erwin
Affiant

Subscribed and sworn to before me, this the 15th day of May, 1986.

My Commission Expires: 10-24-88

Notary Public

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 Janice D. Pagano 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 on behalf of William C. Pagano as his Attorney in Fact as the free act and deed of the within named William C. Pagano.

Witness my hand and official seal at Nashville, Tennessee, the 15th day of May, 1986.

Notary Public

My commission expires: 10-24-88

WARRANTY DEED

from:
William C. Pagano and wife, Janice D. Pagano

to:
James E. Erwin and wife, Nancy H. Erwin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25133

Box 81c

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

75500.00- CAMT
206.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 213.20-
6387A05/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 2 7 6 4

IDENTIFICATION REFERENCE

MAY 20 4 05 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 250159