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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Leonard Giannone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 19 87.

Notary Public

MY COMMISSION EXPIRES: 10/6/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Giannone (NAME)	Nationwide Lending Group, Inc. (NAME)	104-11-0
2614 Barton Avenue (STREET ADDRESS OR ROUTE NUMBER)	753 Broad Street, Room 103 (STREET ADDRESS)	161.00
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Augusta, GA 30902 (CITY) (STATE) (ZIP)	24W 07154

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, Joan Weiler Clifft, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Giannone and wife Karen I. Giannone

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 the west 50 feet of Lot No. 33 on the map of Bransford Realty Company Subdivision fo the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot 33 fronts 50 feet on the northerly margin of Barton Avenue and extends back between parallel lines 185 feet to an alley in the rear.

Being the same property conveyed to Joan W. Marill by deed from William J. Houston and wife, Debra Porter Houston of record in Book 5454, Page 183, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Robert A. Clifft herein joins to convey any and all right and interest he may have: especially his marital rights.

This is unimproved ( ) improved (X) property, known as 2614 Barton Avenue, Nashville, TN 37212
(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 her hand this 25th day of June, 19 87

Joan Weiler Clifft

Robert A. Clifft

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan Weiler Clifft and Robert A. Clifft

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 19 87.

Commission expires 10/1/87

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
Joan Weiler Clifft

TO
Leonard Giannone and wife, Karen I. Giannone

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
			1270[illegible] .06- CA[illegible]	
			35.00 C TAX	
			.50 PRFE	
			6.00 [illegible]	
			CHECK 42.10-	
			433BA06/29/87 BAL .90	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40817

IDENTIFICATION REFERENCE

JUN 29 [illegible] 87

DAVIDSON COUNTY, TENN.

No. 98527