ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lynn E. Cothron Et Ux (NAME)	Mortgagee: CITY FEDERAL SAVINGS BANK (NAME)	11D79530
801 Nix Pass (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	52-12-28
Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7319 PAGE 376

For and in consideration of the sum of TEN AND 00/100----------($10.00)---------- DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

AUG 7 8 28 AM '87
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

53597.

I, THOMAS R. FUSARINI, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said LYNN E. COTHRON and wife, VICKIE W. COTHRON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Marlin Meadows, Section I, as of record in Book 1835, Page 108, Register's Office for said County, as follows:

Beginning at a point in the southeasterly margin of Nix Pass at the corner of Lots 54 and 55; thence with the line between said lots, southeasterly 134.3 feet to a point; thence northeasterly 142.4 feet to the margin of Peeler Trail; thence with the margin of the same, northwesterly 134.55 feet to the beginning of a curve; thence around said curve westerly 44.19 feet to the southeasterly margin of Nix Pass; thence with the margin of the same, southwesterly 141.55 feet to the beginning.

Being the same property conveyed to THOMAS R. FUSARINI and wife, JEANNIE D. FUSARINI by deed from SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record in Book 4641, Page 968, Register's Office for Davidson County, Tennessee.

The parties have since become divorced and by Decree in the First Circuit Court for Davidson County, Tennessee, Rule No. 69879, all right, title and interest of Jeannie Lynn Duncan Fusarini was divested out of her and vested in Thomas Richard Fusarini as his sole and absolute property.

unimproved ( )
This is improved (X) property, known as 801 Nix Pass (House Number) (Street)
Madison, TN 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 4th day of August, 19 87.

Thomas R Fusarini

THOMAS R. FUSARINI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Thomas R. Fusarini, Unmarried

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Madison, *Tennessee, this* 4th *day of* August, *19* 87

Bruce B. Dobbins *Notary Public*

Commission expires 7-17-88.

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 (or proved to me on the basis of satisfactory evidence), 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 57,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lynn E. Cothron

Sworn to and subscribed before me
this 4th day of August, 19 87.

My commission expires 7-17-88 Notary Public Bruce B. Dobbins

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM THOMAS R. FUSARINI

TO LYNN E. COTHRON AND WIFE, VICKIE W. COTHRON

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

577560 CASH
TAX
FEE
CHECK 1.00
d926A06/077/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

535977

IDENTIFICATION REFERENCE

AUG 7 8 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02899