file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Robert J. DiPiero	Citizens and Southern	MAP 104-11
2511 Barton Avenue	Mortgage Company	PARCEL 250
Nashville, TN 37212	P.O. Box 656	24W-07235
	Tucker, GA 30085-0656	

WARRANTY DEED BOOK 7332 PAGE 786

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,

Lana K. Keese, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert J. DiPiero

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 part of Lot No. 61 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

SAID part of Lot No. 61 fronts 60 feet on the southerly margin of Barton Avenue and extends back between parallel lines a distance of 150 feet.

TOGETHER with a right-of-way easement for access purposes as an appurtenance thereto, as granted by an instrument of record in Book 5403, page 483, said Register's Office, described as follows: An easement 15 feet in width, 7.5 feet on each side of the following described centerline; beginning at a point in an alley at the southern boundary of Lot No. 61 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book 421, page 7, said Register's Office, said point beginning approximately 25 feet west of the eastern boundary of Lot No. 61; thence, from the point of beginning, meandering in a northern direction parallel to the eastern boundary of Lot No. 61 for a distance of approximately 65 feet to the southern boundary of that part of Lot No. 61 previously conveyed by Joe M. Boyd to Fredrick R. Kraus by deed dated February 7, 1979, of record in Book 5393, page 842, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lana K. Keese by Quitclaim Deed from Wynelle R. Sanders of record in Book 7311, page 941, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.
This is (xx) improved property, known as 2511 Barton Avenue, Nashville, TN 37212.

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 20th day of August, 1987.

Lana K. Keese

FELIX A. WILSON III, REGISTER
DAVIDSON COUNTY, TN
AUG 24 10 38 AM 87
IDENTIFICATION
58.48.0

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of August, 1987, before me personally appeared Lana Keese, unmarried, 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 her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 4 1987

Notary Public

BOOK 7332 PAGE 787

STATE OF TENNESSEE
COUNTY OF _____

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 130,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 20th day of August, 1987.

My Commission Expires: Nov 1, 1987

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Lana K. Keese, unmarried

to:
Robert J. DiPiero

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26924

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7332 PAGE 788

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

130900.00- CAMT.
366.52 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 373.02-
4678A08/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 4 8 0

IDENTIFICATION REFERENCE

AUG 24 10 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89528