BOOK 7362 PAGE 313

FORM NO WD-1

File # 22148
Loan # 8244449-3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 87

MY COMMISSION EXPIRES 3-11-91
(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
JOSEPH C. DUNCAN	Home Savings of America, F.A.	Map 136-7
(NAME)	(NAME)	
3733 Edgewater Drive	P. O. Box 7075	Par 19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37217	Pasadena, California 91109-7075	2D55234
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 ANTHONY O. GIAPPATANA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH C. DUNCAN and wife SHERRI G. DUNCAN, and Lonnie E. Romine and wife, JANICE D. ROMINE

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. 22 on the Plan of Priest Lake Park, Section Two, as of record in Book 4175, Pages 56, 57, and 58, Register's Office for Davidson County, Tennessee.

SAID lot No. 22 fronts 96.80 feet on the westerly side of Edgewater Drive and runs back between parallel lines 145 feet to a line in the rear which measures 96.80 feet thereon.

BEING the same property conveyed to Anthony O. Giarratana, by deed from Robert L. Hickman and wife, Mary Elizabeth Hickman, of record in Book 6523, Page 717, Register's Office for Davidson County, Tennessee.

68597

IDENTIFICATION REFERENCE

SEP 25 10 52 AM '87

DAVIDSON COUNTY, TN

X 3733 Edgewater Drive, Nashville, Tn 37217
(unimproved) (improved) property, known as (House Number) (Street) (P.O. Route) (City) (State)

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 as a good and indefeasible estate in fee simple, have a good right to convey it and the same is unencumbered except as otherwise herein set out, and we do further covenant and bind ourselves, our heirs, executors and administrators to warrant and forever defend the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used herein the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 18th day of September, 19 87

ANTHONY O. GIAPPATANA

BOOK 7362 PAGE 344

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANTHONY O. GIAPPATANA

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 19 87

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ANTHONY O. GIAPPATANA

TO

JOSEPH C. DUNCAN

SHERRIE J. DUNCAN

Saturn & Mazer, Attorneys
Pow 1
Box 7

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7362 PAGE 345

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

85900.00- CAMT.
240.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 247.02-
6495A09/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 5 9 7

IDENTIFICATION REFERENCE

SEP 25 10 52 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 20083