BOOK 7436 PAGE 49 Combs

Send Tax Bills To: NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Paul A. Picelli
Affiant

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

Jeffrey W. Combs
Notary Public

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Paul A. Picelli	First American National Bank	MAP 91-16
(NAME)	(NAME)	
4201 Elkins Avenue	First American Center	PARCEL 204
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Nashville, TN 37237	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Margaret Marie Allan, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul A. Picelli, a single person

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. 102 of Block 3 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Marie Allan by quitclaim deed from Thomas S. Nelms, III of record in Book 5798, page 616, Register's Office for Davidson County, Tennessee.

93547

IDENTIFICATION REFERENCE

Dec 28 2 19 PM '87

DAVIDSON COUNTY, TN

3486 12.28

unimproved ( )
This is improved (XX) property, known as 4201 Elkins Avenue, Nashville, TN 37209
(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 my hand this 18th day of December, 19 87

Margaret Marie Allan
Margaret Marie Allan

03CHECK 124.10

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Margaret Marie Allan, a single person

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 19 87.

Commission expires January 21, 1990

Jeffrey W. Combos, Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19___.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Margaret Marie Allan, a single person

TO

Paul A. Picelli, a single person

Prepared by: COMBOS & LAWLESS, P.C.
ATTORNEYS AT LAW
AMERICAN TRUST BUILDING, SUITE 1404
301 UNION STREET
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7436 PAGE 51

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

CAMT	42000.00
CON TX	117.60
PRFEE	0.50
WDEED	6.00
TOTAL	124.10
CHECK	124.10

12/28/87 DJ 0421 0001 3486
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93547

IDENTIFICATION REFERENCE

DEC 28 2 19 PM '87

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 48575