Box 12

BOOK 7456 PAGE 779

Prepared By: KING & BALLOW
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

Address New Owner as Follows:

LEONARD CELAURO
1023 Grassland Avenue
Nashville, Tennessee 37220

Send Tax Bills To:
METROPOLITAN FEDERAL S & L ASSN
P.O. BOX 995
NASHVILLE, TN 37202

Mortgagee:

METROPOLITAN FEDERAL S & L ASSN
P.O. BOX 995
NASHVILLE, TN 37202

Map & Parcel No.

131-16-0 056.00
OH 10866

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

MARY HANNAH (MRS. RUFUS) LONG, has this day bargained and sold, and does hereby transfer and convey unto LEONARD CELAURO and wife, KATHRYN BEHM CELAURO, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the REVISED PLAN OF GATEWAY ACRES, SECOND ADDITION, as of record in Book 1424, page 83, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Grassland Lane, at the common front corner of Lots 18 and 19; thence southwardly 256.5 feet to the common rear corner of Lots 18 and 19; thence westwardly 328.6 feet to the east margin of Grassland Lane; thence with said margin of said Grassland Lane, Northeasterly around a curve, 437,8 feet to the beginning.

BEING the same property conveyed to ERNESTINE HARLAN HUFFMAN and GRAY HARLAN GILLESPIE by deed from HAROLD A. WELLS and wife, MARIAN R. WELLS, of record in Book 3831, page 792, Register's Office for Davidson County, Tennessee, the said GRAY HARLAN GILLESPIE having since died and by will of record in Will Book 159, page 96, Probate Court for Davidson County, Tennessee, devised her interest in said real estate to ERNESTINE HARLAN HUFFMAN. The said ERNESTINE HARLAN HUFFMAN has since died and by will of record in Will Book 160, page 557, Probate Court for Davidson County, Tennessee, the said property was devised to MARY HANNAH (MRS. RUFUS) LONG.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00 .

AFFIANT

Subscribed and sworn to before me this 22nd day of JANUARY, 1988.

Commission Expires: 07/17/88

NOTARY PUBLIC

This is improved property known as 1023 Grassland Avenue, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 22nd day of January, 1988.

THIS IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

MARY HANNAH (MRS. RUFUS) LONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Nicholson a Notary Public in and for said County and State, MARY HANNAH (MRS. RUFUS) LONG, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

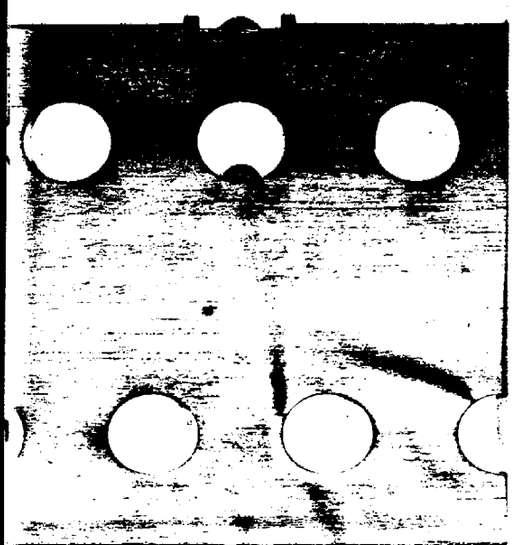
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 1988.

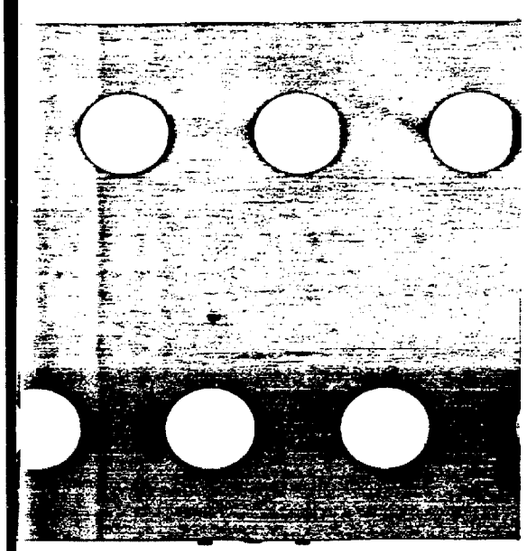
NOTARY PUBLIC

My Commission Expires:

My Commission Expires 9-11-90

BOOK 7456 PAGE 780 ENTIFI REFERENCE 88 JAN 26 PM 3 32 DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7456 PAGE 781

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 180000.00
				CON TX 504.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 510.50
				CHECK 510.50
01/26/88	01			15:34 0001 1591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0044 I:

IDENTIFT REFERENCE

JAN 26 3 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56498