Box 14

5114
542390.0

FORM NO. WD-1

BOOK 7634 PAGE 861

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19

Notary Public

MY COMMISSION EXPIRES: 1/5/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Hodgson (NAME)	Fidelity Federal Savings & Loan (NAME)	131-16-056
1023 Grassland Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	OH10866
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Leonard Celauro and wife, Kathryn Behm Celauro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Hodgson and wife, Lynn G. Hodgson

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. 19 on the Revised Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for said County, 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 point of beginning.

Being the same property conveyed to Leonard Celauro and wife, Kathryn Behm Celauro by deed from Mary Hanna (Mrs. Rufus) Long as of record in Book 7456, page 779, said Register's Office.
This conveyance is made subjec to the following:
The Plan of record in Book 1424, page 83, said Register's Office, shows an Owner's Certificate, a 75 foot minimum building setback line from Grassland Lane and a 10 foot public utility easement on the rear line.

Restrictions contained in instrument of record in Book 1066, page 402 and Book 1627, page 182, said Register's Office.

Provision as set out in deed from Alan Anderson and wife, to Harold A. Wells and wife, dated June 27, 1960, filed June 30, 1960, recorded in Book 3098, page 30, said Register's Office.

Agreement as set out in deed from F. N. McNeill, Jr., Executor and Trustee, to Pat Kimbrough, dated June 5, 1948, filed June 7, 1948, of record in Book 1627, page 182, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1023 Grassland Lane, Nashville, Tennessee 37220
(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 their hands this 24th day of August, 19 88

Leonard Celauro

Kathryn Behm Celauro

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard Celauro and wife, Kathryn Behm Celauro

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 24th day of August, 1988.

Commission Expires 3/3/92

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
Leonard Celauro and wife, Kathryn ~~Behm Celauro~~

TO
Joseph M. Hodgson and wife, Lynn ~~G. Hodgson~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6 1 5 2 7

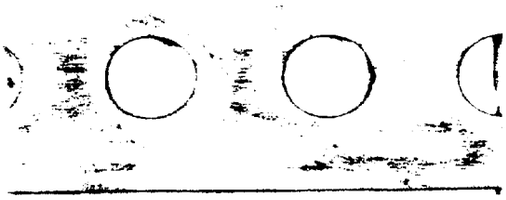
IDENTIFICATION REFERENCE

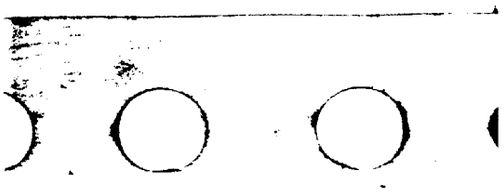
Aug 24 2 40 PM '88

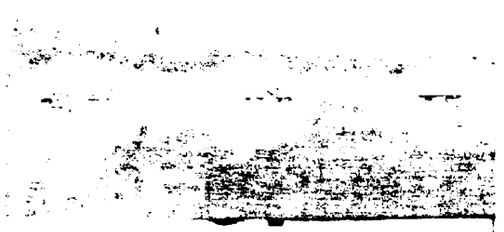
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0361 08/24 0101 03CHECK 683.00









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7634 PAGE 863

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 205000.00
CON TX 676.50
PRFEE 0.50
WDEED 6.00
TOTAL ~~683.00~~
CHECK ~~683.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/88 01 14:42 0001 0361

6 1 5 2 7.

IDENTIFICATION REFERENCE

AUG 24 2 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126875