BOX 12

This Instrument Prepared by:

FARMER, BERRY & PURCELL, P.C.
Fourth Floor
131 Second Avenue North
Nashville, Tennessee 37201
(615) 256-2229

BOOK _____ PAGE _____

BOOK 7636 PAGE 73

WARRANTY DEED

MAP/PARCEL NO. 131-16-35
OH-10890

Address of New Owner(s)

Send Tax Bill to:

Leonard & Kathryn B. Celauro
1023 Stonewall Drive
Nashville, Tennessee 37220

New Owner

AUG 25 3 40 PM '88
ELIZ. WILSON REGISTER
DAVIDSON COUNTY, TN
PRESENT REFERENCE
6.2011.

Affidavit

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $238,000.00.

Kathryn B. Celauro
Affiant

Sworn to and subscribed before me
this 15th day of August, 1988.

Notary Public

My Commission Expires:

07/14/92

0901 08/25 0101 03CHECK 797.90

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, I, Nancy Mattan, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Leonard and Kathryn B. Celauro, 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:

> Being Lot No. 1 of Block "C" on the Map of the First Addition to Gateway Acres, a part of the Overton Lea Estates, as of record in Book 1424, page 9, Register's Office for said County, described according to a survey made by Blanchard & Parrish, Engineers, May 1, 1941, as follows:

NANCY MATTAN and NANCY FRANKLIN MATTAN ARE ONE AND THE SAME PERSON.

BEGINNING on the easterly margin of Clendenin Road, the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 82° 54' east 244.3 feet; thence north 8° 14' east 233.6 feet to the southerly margin of Stonewall Drive, formerly Oakwood Lane; thence with said Drive, westwardly 53.1 feet, continuing with said Drive, westwardly 174.8 feet to the beginning of a curve;thence around said curve, in a southwesterly direction 25 feet to the easterly margin of Clendenin Road; thence with said Road, southwardly 206.9 feet to the beginning.

And being the same property acquired by Nancy Mattan by quit-claim deed of record in Book 7451, Page 411, Register's Office, Davidson County, Tennessee, to which reference is here made.

By instrument of record in Book 1432, page 613, Register's Office of Davidson County, Tennessee, certain conditions and restrictions are impressed upon the above described property and this conveyance is made expressly subject to said conditions and restrictions and reference is made to the same as if copied herein word for word and figure for figure. The recorded plan shows a 75 foot setback line from Clendenin Road and Stonewall Drive, and a 10 foot easement for Bridle Path along the easterly line of said lot.

This conveyance is subject to any and all existing easements and encumbrances of record.

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 I do covenant with the said grantees that I am 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 I do further covenant and bind myself, my 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.

And for a sufficient consideration, I, Jacques Mattan, husband of Nancy Mattan, do hereby join in this deed for the purpose of transferring and conveying, and I do hereby transfer and convey, to the within named grantees all of my right, title and interest in the above-described real estate.

Witness our hands this 25th day of August, 1988.

Nancy Mattan
Nancy Mattan

BY Douglas Berry
DOUGLAS BERRY, ATTORNEY-IN-FACT

Jacques Mattan

Before me, Luc SAGON,
a public notary of Belgium, personally appeared Jacques Mattan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Izegem, Belgium, this 17 day of August, 1988.

Notary Public

My Commission Expires:
Life time

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Berry, 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 attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or her constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at NASHVILLE, Tennessee, this 25th day of August, 1988.

June E. Atkinson
Notary Public

My Commission Expires:
07/14/92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7636 PAGE 77

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
238000.00

CON TX	785.40
PRFEE	0.50
WDEED	12.00
TOTAL	~~797.90~~
CHECK	~~797.90~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/88 01 15:43 0001 0901

6201 I.

IDENTIFICATION REFERENCE

AUG 25 3 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127409