BOOK 7729 PAGE 688
94340

8402 12/16 0101 03CHECK 278.75

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

IDENTIFICATION

Dec 16 1 27 PM '88

REGISTER

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Michael J. Dioguardi and James M. Halloran 707 Estes Avenue Nashville, TN 37215	Sovran Bank/Central South One Commerce Place Nashville, TN 37239	Map # 116-4 Parcel # 130

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, C. HENRIETTA KNIGHT does hereby transfer and convey unto MICHAEL DIOGUARDI and JAMES M. HALLORAN, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

SOUTHERLY one-half of Lot. No. 10 on the Plan of Clearview, a subdivision of lots 7, 8, 12, 13, 16, and 17 of Ensworth of record in Book 843, Page 8, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 10 front 92.5 feet on the westerly side on Estes Avenue, formerly Wilson Avenue, and extends back 110.9 feet on the northerly line and 118.00 feet on the southerly line to the easterly line of Lot No. 17, measuring 93.75 feet thereon.

BEING the same property conveyed to Henrietta Knight by deed from Clara O. Wilkerson, a widow, of record in Book 7529, Page 301, Register's Office for Davidson County, Tennessee.

The said Clara O. Wilkerson and Clara O'Kain Wilkerson are one and the same person.

This is improved real property known as 707 Estes Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said MICHAEL J. DIOGUARDI and JAMES M. HALLORAN, their heirs, successors and assigns forever.

The undersigned covenants with the said MICHAEL J. DIOGUARDI and JAMES M. HALLORAN, that she is lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1988 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Clearview, a subdivision of Lots 7, 8, 12, 13, 16, and 17 of Ensworth of record in Book 843, Page 8 for said County.

3. Joint driveway agreement of record in Book 7415, Page 953 for said County.

The undersigned does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said MICHAEL J. DIOGUARDI and JAMES M. HALLORAN, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 15th day of December, 1988.

C. Henrietta Knight
C. HENRIETTA KNIGHT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for said State and County, C. HENRIETTA KNIGHT, the within named bargainor, 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 15th day of December, 1988.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $82,500.00.

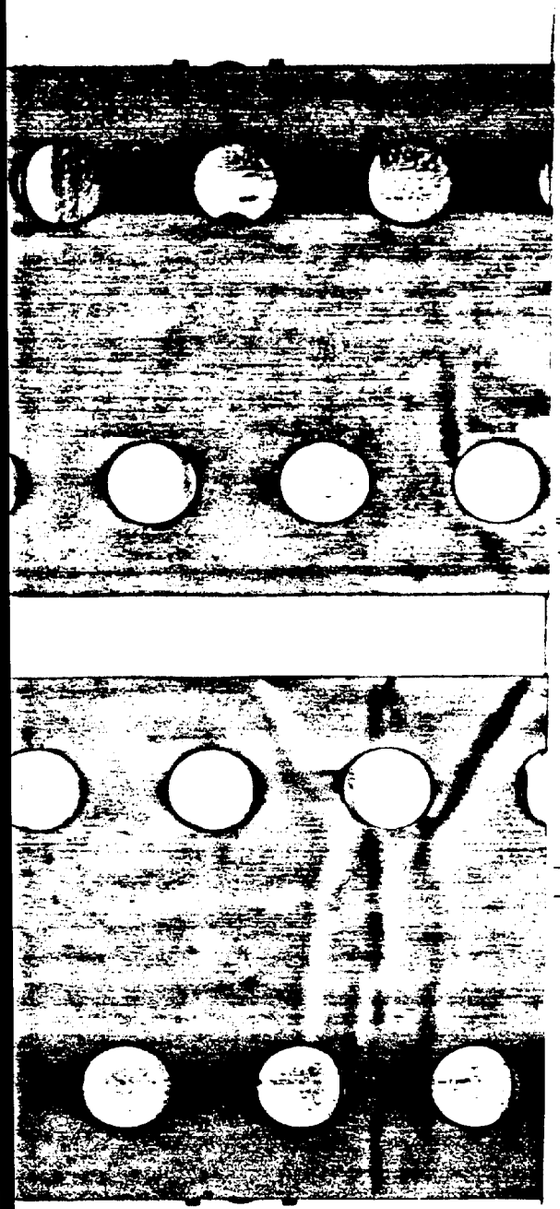
Michael J. Dioguardi
AFFIANT

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

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 7729 PAGE 690

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94340.

IDENTIFICATION REFERENCE

Dec 16 1 27 PM '88

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

RAMT	2500.00
CON TX	272.25
PRFEE	0.50
WDEED	6.00
TOTAL	278.75
CHECK	278.75

12/16/88 01 13:27 0001 8402

No. 164569