THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7767 PAGE 758

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
MICHAEL ALAN CONTARINO MORELLI, ET UX 2345 Riverside Drive Nashville, Tennessee	SAME	Map 72-7 Parcel 258

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA EVELYN BEDNARZ, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey a one-half (1/2) undivided interest, unto the said MICHAEL ALAN CONTARINO MORELLI and wife, ALDA MORELLI, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 53 and the southerly half of Lot No. 52, on R. M. Dudley's Subdivision of a 30-acre tract, and more particularly described as follows:

BEGINNING at a point on the easterly margin of Riverside Boulevard or Drive at an iron pin set in the common corner of Lots Nos. 53 and 54; thence in an easterly direction along the dividing line between Lots 53 and 54; 219 feet to an iron pin in the westerly margin of a 15-foot alley; thence in a northwesterly direction along the westerly margin of said alley 134 feet; thence in a westerly direction 187.3 feet to a point in the easterly margin of Riverside Boulevard or Drive; thence along the easterly margin of said Boulevard in a southeasterly direction around a curve, 75 feet to the point of beginning.

BEING the same property conveyed to Blanche E. Laitenberger (Rossell) by Warranty Deed from Howard T. Williams and wife, Frances W. Williams, of record in Book 2397, page 471, Register's Office for Davidson County, Tennessee.

Blanche E. Laitenberger and Blanche E. Rossell are one and the same person. Blanche E. Rossell was restored to her former name by Divorce Decree dated May 19, 1955, of record in Minute Book 77, page 213, Circuit Court for Davidson County, Tennessee.

Blanche E. Rossell having died intestate on November 13, 1988, was survived by two (2) daughters, Carolyn Elizabeth Morelli and Barbara Evelyn Bednarz, each owning a one-half (1/2) undivided interest as tenants-in-common. Barbara Evelyn Bednarz conveys her one-half (1/2) interest by this deed. Carolyn Elizabeth Morelli retains her one-half (1/2) interest.

JOSEPH BEDNARZ, husband of BARBARA EVELYN BEDNARZ, joins in this conveyance to convey whatever marital interest he may have in said property.

This is improved property, known as: 2345 Riverside Drive, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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 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.

WITNESS our hands this 25th day of January, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Barbara Evelyn Bednarz
BARBARA EVELYN BEDNARZ

Joseph Bednarz
JOSEPH BEDNARZ

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is $ 32,000.00 .

Barbara Evelyn Bednarz
AFFIANT

Subscribed and sworn to before me,
this 25th day of January, 1989.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

5228 02/07 0101 03CHECK 112.10

FEB 7 11 19 AM '89

07284.

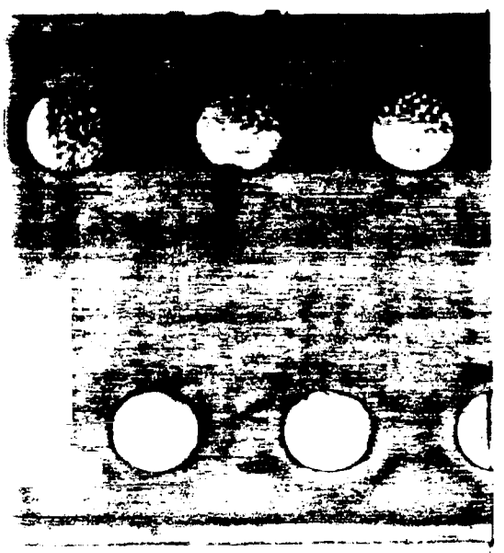
STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

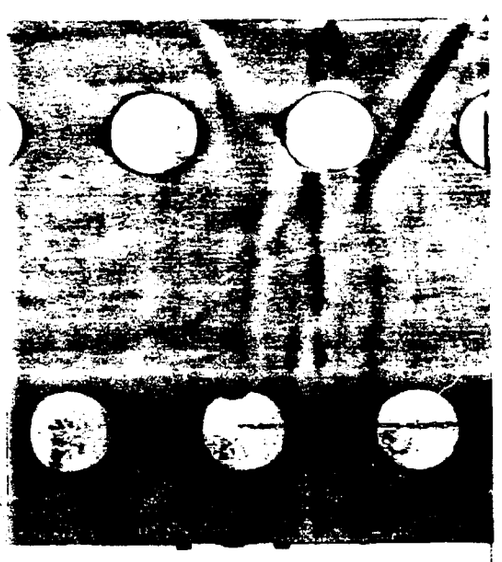
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared BARBARA EVELYN BEDNARZ and husband, JOSEPH BEDNARZ, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 25th day of January, 1989.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7767 PAGE 760

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	32000.00
CON TX	105.60
PRFEE	0.50
WDEED	6.00
TOTAL	112.10
CHECK	112.10

02/07/89 01 11:20 0001 5228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07284

IDENTIFICATION REFERENCE

FEB 7 11 19 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 175720