Box 8/em

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Italo O. Biaggioni 2873 Sugartree Road Nashville, TN 37215	Fairfield Financial Ass. of TN Fifty Century Blvd. Nashville, TN 37214	MAP 117-9 PARCEL 93 7DA-36980

WARRANTY DEED

BOOK 7824 PAGE 238

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonathan E. Whitlow and wife, Heather M. Whitlow hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Italo O. Biaggioni and wife, Carmen Arzubiaga hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 7th Civil District of Davidson County, Tennessee, being part of an unnumbered tract marked "for future development" on the Plan of Woodmont Estates, Section 2, as of record in Book 1130, page 99, Register's Office for said County, being Lot No. 41 on the plan showing subdivision of said tract, described according to a survey by W. W. Turner Company, Engineers, November 30, 1949 as follows:

BEGINNING on the southerly margin of Sugartree Road at the northwest corner of Lot No. 40 as shown on said recorded plan; thence with the southerly margin of said Road, westwardly 107.9 feet to the corner of Lots No. 41 and 42 on said unrecorded plan; thence with the line between said two lots, southwardly 213.3 feet to the northerly line of Lot No. 43; thence with the same, eastwardly 107.6 feet to the westerly line of Lot No. 74 on said recorded plan; thence with the westerly line of said Lots No. 74 and 40, north 2 degrees 09 minutes east 213.3 feet to the beginning.

BEING the same property conveyed to Jonathon E. Whitlow and wife, Heather M. Whitlow by deed from Jay H. Mead and wife, Candace C. Mead of record in Book 6263, page 703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.
This instrument is executed on behalf of Jonathan E. Whitlow by Heather M. Whitlow as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.
This is (~~NN~~)improved property, known as 2873 Sugartree Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of April, 1989.

Heather M. Whitlow

Jonathan E. Whitlow
BY: Heather M. Whitlow, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

8858 04/25 0101 03CHECK 478.10

On this 21st day of April, 1989, before me personally appeared Heather M. Whitlow, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7824 PAGE [illegible]

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 142,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 21st day of April, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather M. Whitlow 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 on behalf of Jonathan E. Whitlow as his Attorney in Fact as the free act and deed of the within named Jonathan E. Whitlow.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of April, 1989.

_____
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
Jonathan E. Whitlow and wife,
Heather M. Whitlow

to:
Italo O. Biaggioni and wife, Carmen Arzubiaga

13 C4

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

EXHIBIT TO WARRANTY DEED FROM JONATHAN E. WHITLOW, ET UX TO ITALO O. Biaggioni, ET UX

BOOK 7824 PAGE 240

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Heather M. Whitlow

Sworn to and subscribed before me this 21st day of April, 19 89.

Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

APR 25 11 25 AM '89

27502

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7824 PAGE 241

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	
				142000.00
			CON TX	468.60
			PRFEE	0.50
			WDEED	9.00
			TOTAL	478.10
			CHECK	478.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/25/89 01 11:26 0001 8858

2752

APR 25 11 25 AM '89

No. 203207