5146 12/15 0101 03CHECK 584.50

This instrument prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counsellor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
Walter G. Knestrick
Post Office Box 11269
Nashville, Tennessee 37211

SEND TAX BILLS TO:
same

MAP & PARCEL
Map & Parcel Nos.
158-3-25

WARRANTY DEED

THIS INDENTURE, entered into as of the 15th day of December, A.D. 1989, by and between GARY STEVEN NANNINI and wife, CINDY LEE NANNINI, hereinafter referred to as Parties of the First Part, and WALTER G. KNESTRICK, hereinafter referred to as Party of the Second Part,

WITNESSETH;

THAT, for and in consideration of the sum of One Hundred Seventy-five Thousand and no/100ths ($175,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged by the Parties of the First Part, the said Parties of the First Part have bargained, sold, transferred and conveyed, and by these presents do hereby bargain, sell, transfer and convey unto the Party of the Second Part all of their right, title and interest in and to that certain parcel or tract of land in the County of Davidson, State of Tennessee, which is particularly described as follows:

BEING Lot No. 703 on the Plan of Hillsboro Park, Section VII, as of record in Book 2330, page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gary Steven Nannini and wife, Cindy Lee Nannini, by deed from Julius P. Maxwell and wife, Ruth C. Maxwell, of record in Book 7550, page 187, said Register's Office.

This is improved property known as 6212 Gardendale Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said property to the Second Party, his heirs and assigns, forever.

The First Parties covenant with the Second Party that the said First Parties are seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

The First Parties covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said land to the Second Party, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Parties have executed this instrument to take effect on the day and year first above written.

Gary Steven Nannini {L.S.}
GARY STEVEN NANNINI

Cindy Lee Nannini {L.S.}
CINDY LEE NANNINI

8.9.6.5.0.

IDENTIFICATION REFERENCE

Dec 15 12 18 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF CALIFORNIA}
COUNTY OF Sacramento}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GARY STEVEN NANNINI, the within named bargainor, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of December, A.D. 1989.

My Commission expires:
July 9, 1993

NOTARY PUBLIC

OFFICIAL SEAL
BYRON BLACKBURN
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires July 9, 1993

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CINDY LEE NANNINI, the within named bargainor, with whom I am personally acquainted, or proven 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 office this 15th day of December, A.D. 1989.

My Commission expires:
11 January 1992

NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

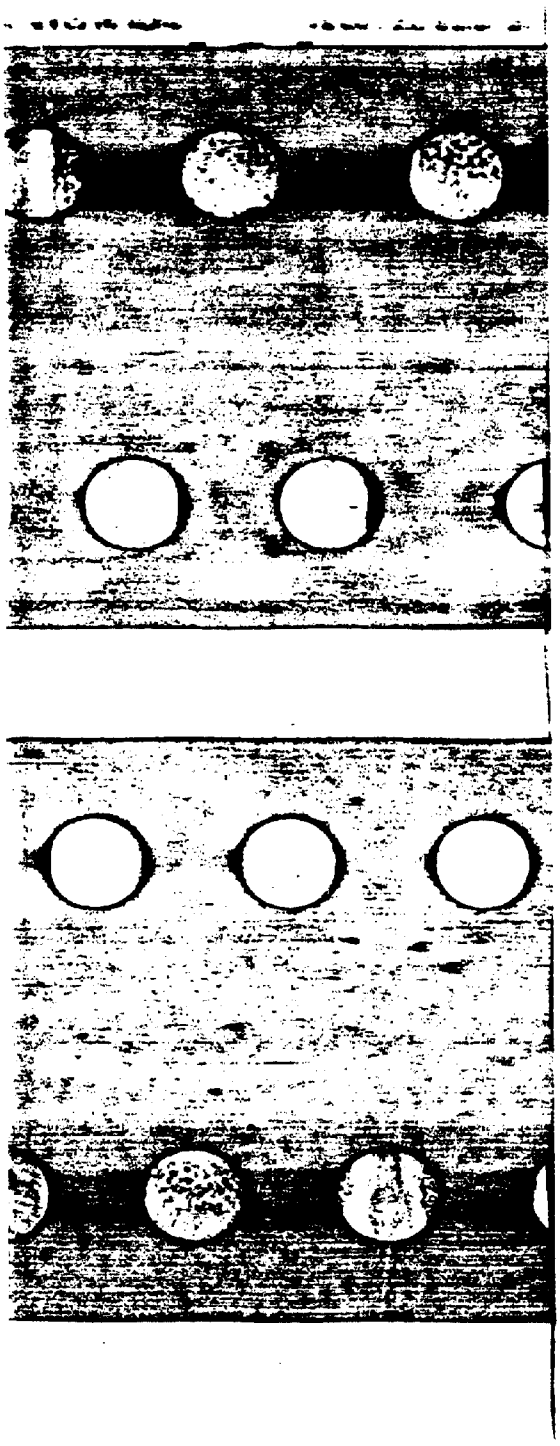
The actual consideration for this transfer or value of the property, whichever is greater, is $175,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me
this 15th day of December, 1989.

NOTARY PUBLIC

My Commission expires: 11 January 1992



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

RECEIVED OF _____

FOR _____

BOOK 8005 PAGE 821

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
175000.00
CON TX 577.50
PRFEE 1.00
WDEED 6.00
TOTAL 584.50
CHECK 584.50
12/15/89 01 12:19 0001 5146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.6.5.0.

IDENTIFICATION REFERENCE

Dec 15 12 18 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276309