This instrument prepared by:
Pat Nichol, Attorney at Law
941 Richards Road
Antioch, TN 37013

BOOK 8122 PAGE 420

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angelo M. Formosa, Jr. (NAME)	same (NAME)	5DU-55318
1300 Fourth Avenue North At Monroe (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 162-06
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Par. 118

FOR AND IN CONSIDERATION of the sum of Sixty-Eight Thousand, Five Hundred and 00/100 ----------($68,500.00)---------- Dollars,

I, Pat Nichol, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said Angelo M. Formosa, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts on the northerly margin of Townes Drive, 70.0 feet and runs back between lines which measures 164.7 feet on the east side line; 158.7 feet on the west side line, to a line in the rear on which it measures a total of 79.15 feet thereon.

Being the same property conveyed to Bryant M. Feary and wife, Mary A. Feary by deed from Timothy D. Smith of record in Book 6399, Page 200, Register's Office for Davidson County, Tennessee, and also the same property being conveyed to Pat Nichol, Trustee, by a deed of trust from Bryant M. Feary and wife, Mary A. Feary, of record in Book 7760, Page 919, Register's Office for Davidson County, Tennessee. The Trustee after due advertisement and foreclosure sale as required by law and under the terms of the Deed of Trust has conveyed this property described above pursuant to this deed.

This conveyance is subject to restrictive covenants of record in Book 4556, Page 718 and such easements and setback lines of record in Book 4460, Page 52, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,500.00

Affiant

Subscribed and sworn to before me this the ____ day of June 1990

My commission expires: 3/11/91 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 262 Townes Drive, Nashville, TN 37211 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 unincumbered

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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

Witness our hands this 4th day of June, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pat Nichol Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Donna Randolph, *a Notary Public in and for said County and State* Pat Nichol, Trustee

*the within named bargainor*_____, *with whom I am personally acquainted (or proved 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 Nashville, *Tennessee, this* 4th *day of* June, *19* 90.

Donna Randolph *Notary Public*

Commission expires 3/11/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

30747.

IDENTIF. REFERENCE

JUN 4 | 33 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

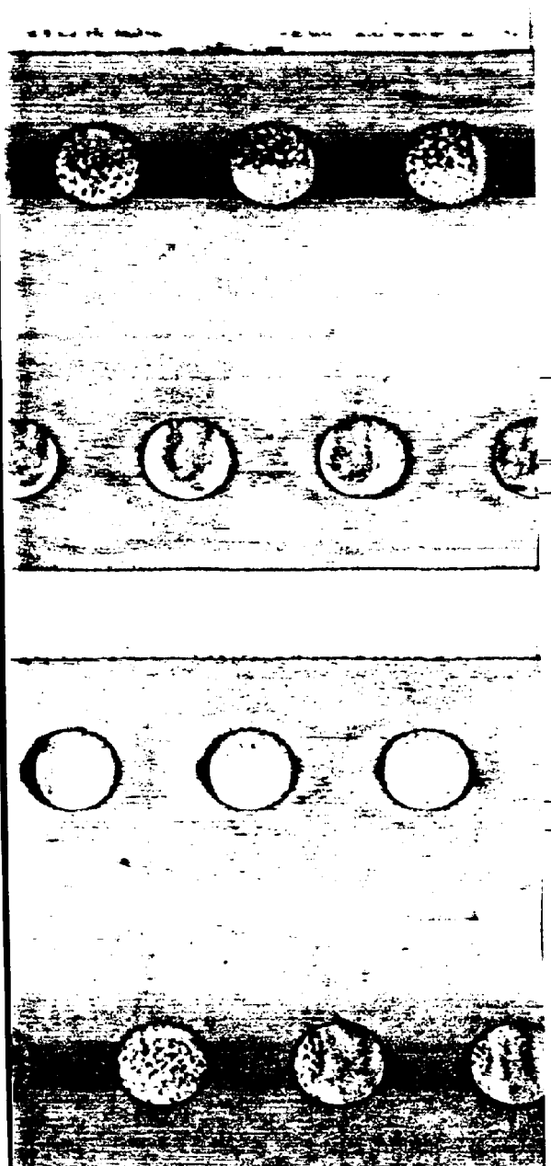
FROM

Pat Nichol, Trustee

TO

Angelo M. Formosa, Jr.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

RECEIVED OF _____

FOR _____

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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
				CAMT 68500.00
				CON TX 226.05
				PRFEE 1.00
				WDEED 6.00
				TOTAL 233.05
				CHECK 233.05
			06/04/90 01	13:32 0001 6754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30747.

IDENTIF. REFERENCE

JUN 4 1 33 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324451