FILE NO. 28171 FILE BOX "7"

FORM NO. WD-1

BOOK 8171 PAGE 286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF JULY, 19 90

Notary Public

MY COMMISSION EXPIRES: 3/11/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPHINE M. PONZIO	S A M E	83-5-194
D/B/A (NAME) LONEYS	(NAME)	(23 W 215)
801-803 Gallatin Road		83-5-192
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	(23W-220)
Nashville, Tennessee 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN WILLARD ALLEY and THE WILLARD R. PERLEN TESTAMENTARY TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPHINE M. PONZIO, Married, as and for her sole and separate estate,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

48103

IDENTIFICATION REFERENCE

Aug 9 9 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8363 08/09 0101 03CHECK 703.00

This is unimproved ( ) improved (XX) property, known as 801 and 803 Gallatin Road, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 13th day of July, 19 90

John Willard Alley — Trustee

JOHN WILLARD ALLEY THE WILLARD R. PERLEN TESTAMENTARY TRUST

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN WILLARD ALLEY and JOE KRAFT, Trustee of THE WILLARD R. PERLEN TESTAMENTARY TRUST,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1990

Commission Expires 3/11/91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

LEGAL DESCRIPTION

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LAND in Davidson County, Tennessee, being Lot No. 2 on the Map of Cobb's Subdivision of the R. K. Brown Property, of record in Book 332, Page 144, Register's Office for said County.

SAID Lot No. 2 fronts 50 feet on the easterly side of Gallatin Turnpike and extends back 217 feet 2 inches on the northerly line and 218 feet on the southerly line to an alley in the rear on which it measures 50 feet.

BEING the same property conveyed to John Willard Alley and Willard R. Perlen as tenants in common, by Quitclaim Deed from John Willard Alley, Willard R. Perlen and Charles Gill, of record in Book 6931, Page 926, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 1 on the Plan of Cobb's Subdivision of the R. K. Brown property, as of record in Book 332, page 144, Register's Office for said County.

SAID part of Lot No. 1 fronts 60 feet on the easterly side of Gallatin Pike and runs back 130 feet on the northerly line, and 131 feet on the southerly line with the northerly margin of Seymour Avenue, to the westerly line of the Fisher property, measuring 53 feet, more or less, thereon.

BEING the same property conveyed to John Willard Alley and the Willard R. Perlen Testamentary Trust by deed from John Willard Alley, Charles Gill and the Willard R. Perlen Testamentary Trust, of record in Book 8171, Page 284, Register's Office for Davidson County, Tennessee.

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 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 210000.00
CON TX 693.00
PRFEE 1.00
MDEED 9.00
TOTAL 703.00
CHECK 703.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/09/90 01 09:44 0001 8363

48103

IDENTIFT REFERENCE

AUG 9 9 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344815