THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $129,900.00.

Affiant

Subscribed and sworn to before this 26 day of October, 1990.

Notary Public

My Commission Expires: 2-27-94

68583

IDENTIF. REFERENCE

OCT 30 8 48 AM '90

FELIX Z. WILSON JR. CLERK
DAVIDSON COUNTY TN.

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
VINCENT LAGATTUTA 950 Draughon Avenue Nashville, Tennessee 37204	UNION PLANTERS P.O. Box 3137 Memphis, Tennessee 38173-0137	MAP 118-09 PARCEL 221 16DA 06585

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($129,900.00), paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **EDWARD J. SCHAERER and wife, JOY M. SCHAERER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **VINCENT LAGATTUTA and wife, KATHY PEET** 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:

BEING Lot No. 17 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17, which is a corner lot, fronts 159.4 feet on the southerly margin of Draughon Avenue and fronts 136.0 feet on the westerly margin of General W. B. Bates Drive, said frontages being joined by a curve having a length of 47.5 feet, and extends back 88.2 feet on the southerly line and 150.0 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Edward J. Schaerer and wife, Joy M. Schaerer, by deed from Frank Bernard Evers, III and wife, Kathleen K. Evers, of record in Book 7911, page 30, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Commerce Union Bank of record in Book 6794, page 47, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved property known as 950 Draughon Avenue, Nashville, Tennessee 37204.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of October, 1990.

EDWARD J. SCHAERER

JOY M. SCHAERER

VINCENT LAGATTUTA

KATHY PEET

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 EDWARD J. SCHAERER and wife, JOY M. SCHAERER and VINCENT LAGATTUTA and wife, KATHY PEET, the bargainors, 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 26th day of October, 1990.

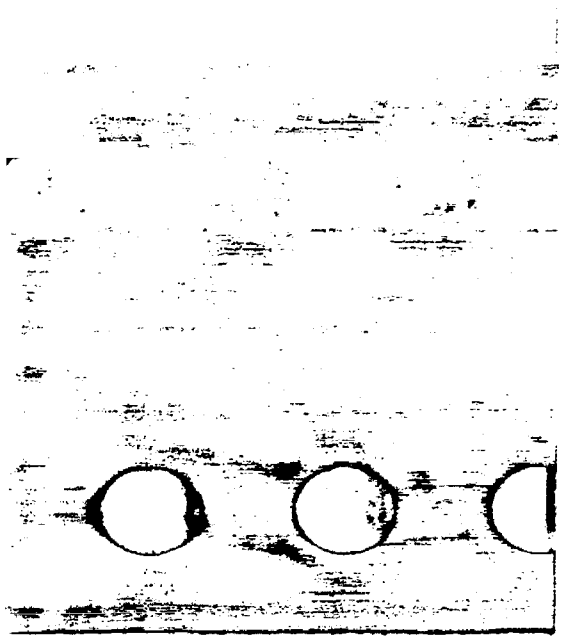
Notary Public

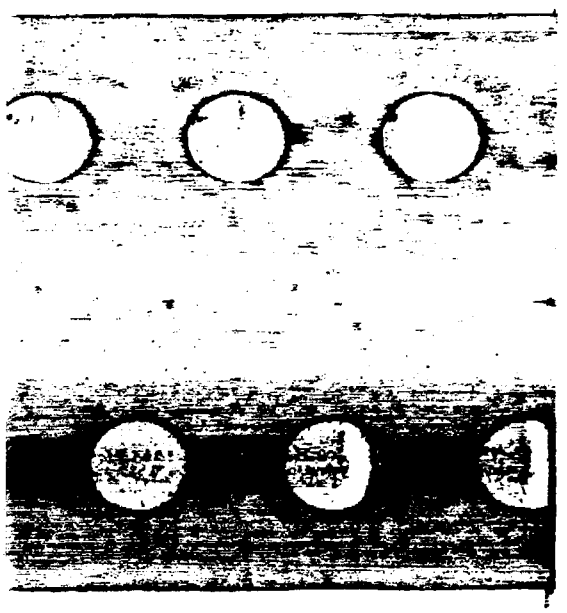
My Commission Expires:

1-2-94

STATE OF TENNESSEE NOTARY PUBLIC

4573 10/30 0101 03CHECK 435.67





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8226 PAGE 862

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 129900.00
CON TX 428.67
PRFEE 1.00
WDEED 6.00
TOTAL 435.67
CHECK 435.67
10/30/90 01 08:47 0001 4573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68583

IDENTIF. REFERENCE

OCT 30 8 48 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 368716