FILE NO. 28884 FILE BOX "7" BOOK 8332 PAGE 829

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF APRIL, 19 91

Notary Public

MY COMMISSION EXPIRES: 7-23-94

(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
CORNELIUS C. AUGUSTINE etal	METROPOLITAN FEDERAL SAVINGS & LOAN	145-7-24
(NAME) 1201 Saxon Drive	(NAME) ASSOCIATION P. O. Box 995	OH 11258
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37215	(STREET ADDRESS) Nashville, Tennessee 37202-0995	
(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 A. SORACE and wife, SHARON SORACE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CORNELIUS C. AUGUSTINE and wife, MARGARET AUGUSTINE, JOSEPH M. AUGUSTINE and wife, LISA S. AUGUSTINE,

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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hillmont Estates, Section One, of record in Book 3700, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John A. Sorace by Quitclaim Deed from Constance I. Sorace of record in Book 7712, Page 923, Register's Office for Davidson County, Tennessee and being the same property conveyed to John A. Sorace as to one-half undivided interest and Mariano Sorace and wife, Constance I. Sorace, one-half undivided interest by deed from Samuel J. Zimmern, Jr., Unmarried, of record in Book 5725, Page 675, said Register's Office, the said Mariano Sorace having since died. The said Constance I. Sorace retained a lien against the subject property in the amount of $25,000.00, to be paid upon the property being sold.

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 to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 5725, Page 678, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION.

This is unimproved ( ) improved (X) property, known as 1201 Saxon Drive, Nashville, Tennessee 37215
(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 17th day of April, 19 91

X John A Sorace
JOHN A. SORACE

X Sharon Sorace
SHARON SORACE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN A. SORACE and wife, SHARON SORACE,

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 17th day of April, 1991.

Commission Expires 7/23/94

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 _____

07653

WARRANTY DEED

FROM

TO

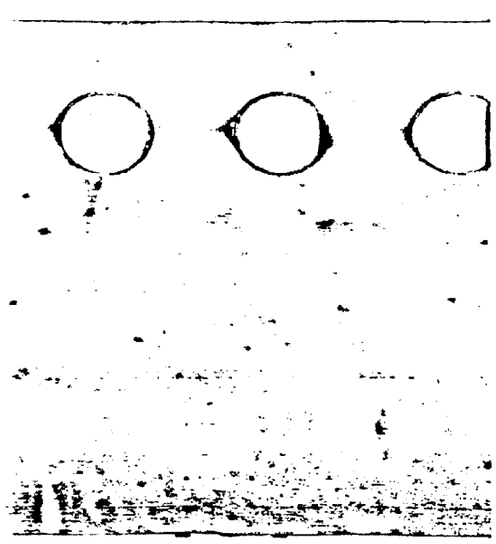
IDENTIF. REFERENCE

APR 19 2 20 PM '91

CANCELLED

5695 PAID 0101 CKCHECK 608.92





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
182450.00
CON TX 601.92
PRFEE ~~1.00~~
MISC ~~6.00~~
TOTAL 608.92
CHECK 608.92

04/18/91 01 14:10 0001 6065

07653

IDENTIF. REFERENCE

APR 18 2 10 PM '91

DAVIDSON COUNTY, TN.

No. 414099