41

WARRANTY DEED

BOOK 8383 PAGE 860

FROM:	Estate of Kathleen Foster Zuccarello, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Hugh Edward Tobin and wife, Nina Manhoff Tobin, Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
124 Clarendon Nashville, TN 37205		116-10-006
		Field Book Numbers
	SAME	BM-06110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-Five Thousand Dollars ($225,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24 day of June, 1991.

Notary Public

My Commission Expires: 3-27-93

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twenty-Five Thousand Dollars ($225,000), the receipt and sufficiency of which are hereby acknowledged, Estate of Kathleen Foster Zuccarello, Grantor has bargained and sold, and by these presents does transfer and convey unto the said HUGH EDWARD TOBIN and wife, NINA MANHOFF TOBIN, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

25910

IDENTIFICATION

JUN 26 11 25 AM '91

This is improved property, known as 124 Clarendon, Nashville, TN 37205.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes which have been prorated and will be paid by Grantee.

2. Restrictive Covenants in Book 736, page 73; Book 881, page 358; and Book 1081, page 158.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 547, page 191-192, said Register's Office.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 24 day of June, 1991.

ESTATE OF KATHLEEN FOSTER ZUCCARELLO

By: Charles K. Cosner
Charles K. Cosner, Executor

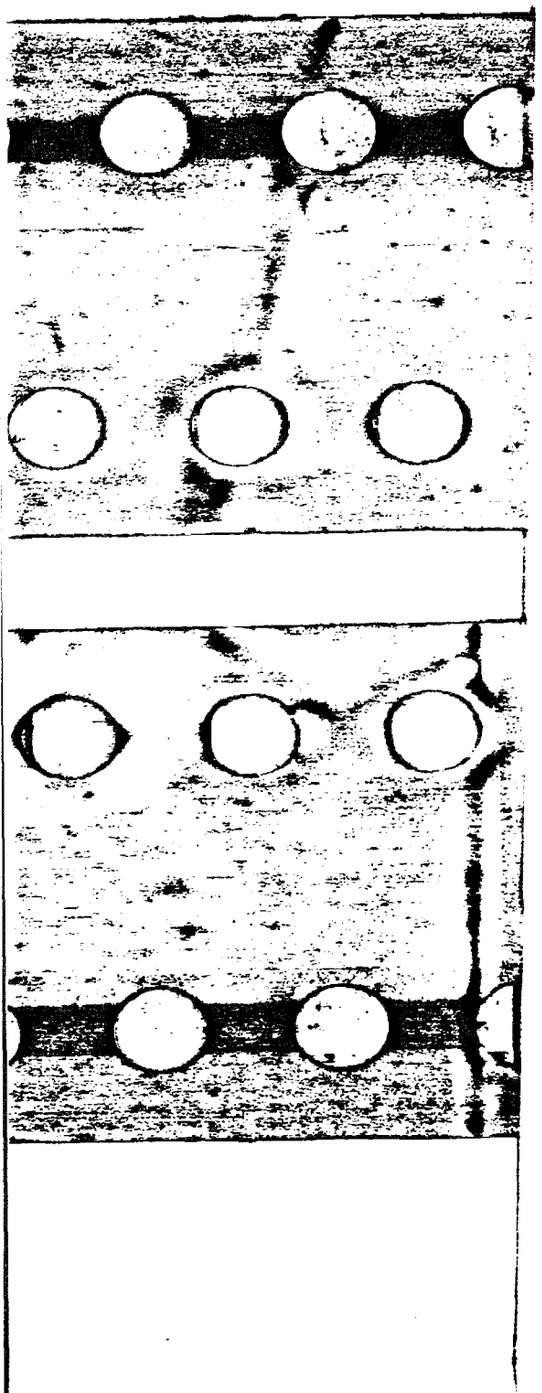
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of 24 day of June, 1991, before me personally appeared, CHARLES K. COSNER, Executor, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of the ESTATE OF KATHLEEN FOSTER ZUCCARELLO and who acknowledged that he executed the same as the free act and deed as the Executor of the Estate of Kathleen Foster Zuccarello.

Witness my hand, at Office, this 24 day of June, 1991.

Denise M. Laumeister
Notary Public

My Commission Expires: 3-27-93



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8383 PAGE 863

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
225000.00
CON TX 742.50
PRFEE 1.00
RECD 9.00
TOTAL 752.50
CHECK 752.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/26/91 01 11:26 0001 8097

2 5 9 1 0

IDENTIFICATION REFERENCE

JUN 26 11 25 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 435092