PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh)
(Title No. 31365)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 72342.80

Affiant

Sworn and subscribed before me this 27th day of November, 1991.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Vincent E. Fortuna
101 Woodcraft Drive
Nashville, TN 37214

MORTGAGEE:
CityFed Mortgage Company
30 Warder Street
Springfield, OH 45501

Send Tax Bills to:

MAP-PARCEL NUMBERS
108-15-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Therese Bridges Weber and spouse, Jeffrey L. Weber,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Vincent E. Fortuna and spouse, Susan Florence Fortuna,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 186A on the plan of Percy Priest Woods Section 4 Zone Lot Div. Lots 181 thru 188, of record in Book 6250, page 357 and amended in Book 6900, page 32, Register's Office for said County.

SAID Lot No. 186A, which is a corner lot, fronts 24.00 feet on the southerly margin of Wood Court and fronts 86.13 feet on the westerly margin of Woodcraft Drive, said frontages being joined by a curve having a length of 39.75 feet, and extends back 53.50 feet on the southerly line and 109.69 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Therese M. Bridges and Robert E. Labrec by deed from Robert E. Labrec and wife, Ithaca S. Labrec of record in Book 7012, page 870, said Register's Office. Robert E. Labrec and Ithaca S. Labrec have since conveyed all their interest in subject property to Therese M. Bridges by quitclaim deed of record in Book 8317, page 828, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to CityFed Mortgage Company of record in Book 7012, page 873, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee, and further, that Grantee agrees to make application by March 1993 with the lender who holds the subject mortgage at that time for the purpose of having Grantee's credit approved to allow for release of Grantor's liability in connection with said Mortgage.

This is improved property, known as: 101 Woodcraft Drive (a/k/a 825 Woodcraft Drive), Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of November, 1991.

Therese Bridges Weber

Jeffrey L. Weber

State of Tennessee
County of Davidson

On this 27th day of November, 1991, before me the undersigned authority, personally appeared Therese Bridges Weber and Jeffrey L. Weber, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

6.8.5.5.8.

SCIENTIFIC REFERENCE

DEC 11 10 25 AM '91

BOOK 8505 PAGE 157

1450 12/11 0101 03CHECK 274.8L

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8505 PAGE 758

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 72342.80	
			CON TX 267.81	
			PRFEE 1.00	
			WDEED 6.00	
			~~TOTAL 274.81~~	
			~~CHECK 274.81~~	
12/11/91	01		10:28 0001 1450	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.5.8

IDENTIFICATION REFERENCE

DEC 11 10 25 AM '91

12/11/91 01

VOID

CON TX 267.81-

CON TX 267.51

~~TOTAL 0.30-~~

~~CHECK 0.30-~~

10:39 0001 1472

TOTAL $274.51 | 1472 12/11 0101 03 ~~CHECK 0.30-~~

No. 483993