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: 31480)
Dav. Co. File: Box 8

PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: ~~$41572.83~~ 42,572.83

Affiant

Sworn and subscribed before me this 17th day of January, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Mark M. Cerreta
1912 Russell Street
Nashville, TN 37206

RESPONSIBLE FOR PAYMENT OF TAXES:
STM Mortgage Corporation
2355 Stemmons Freeway, Su. 600
Dallas, TX 75207

MAP-PARCEL NUMBERS
83-14-160

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 **Chad K. Cognata, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark M.W. Cerreta, a single person,** 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. 51 of Block C on the Map of Priest Home Place, of record in Book 161, page 102, Register's Office for said County.

Said Lot No. 51 of Block C fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Chad Kevin Cognata, unmarried, by deed Robert E. Long and wife, Doris M. Long, of record in Book 7316, page 766, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in 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 Guaranty Trust Company, of record in Book 7316, page 769, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Chad K. Cognata by Larry M. Cognata as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

Mark W. Cerreta, also being known as Mark M. Cerreta.

This is improved property, known as: 1912 Russell Street, Nashville, TN 37206

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 17th day of January, 1991.

Chad K. Cognata

Chad K. Cognata, By: Larry M. Cognata, Atty-In-Fact

State of Tennessee
County of Davidson

On this 17th day of January, 1991, before me the undersigned authority, personally appeared Larry M. Cognata, 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.

My Commission Expires: _____

Notary Public

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 **Larry M. Cognata**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Chad K. Cognata**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of January, 1991.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: Chad K. Cognata
W.
TO: Mark M. Cerreta

3329 01/21 0101 03CHECK 164.62

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Larry M. Cognata

Larry M. Cognata, Affiant

Sworn to and subscribed before me this

17th day of January, 1991.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

7795 o.

IDENTIFICATION REFERENCE

JAN 21 1 32 PM '92

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8532 PAGE 23

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	42572.83
CON TX	157.62
PRFEE	1.00
WDEED	6.00
TOTAL	164.62
CHECK	164.62

01/21/92 01:12:33 0001 8329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.95 b

IDENTIFI REFERENCE

JAN 21 1 32 PM '92

FELIX Z. WILSON, JR.
DAVIDSON COUNTY, TN

No. 494722