Box 58

BOOK 8553 PAGE 260

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 92

Notary Public

MY COMMISSION EXPIRES: March 27, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony M. Iannacio (NAME)	NEW OWNER (NAME)	MAP 116-11
406 Westview Avenue (ADDRESS)	406 Westview Avenue (ADDRESS)	PARCEL 90
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	BM 02780

FOR AND 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, Clarence J. Gideon, Jr. and wife, Cecile P. Gideon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony M. Iannacio and Pamela S. Hassenfeld, tenants in common with rights of survivorship

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. 55 on the Plat of Royal Oaks Land Company's Subdivision of Baker Tract as of record in Plat Book 421, pages 102 and 103, Register's Office for said County, and one-half of that part of Royal Oaks Drive closed by Belle Meade City Ordinance 80-5 as of record in Book 7636, page 56, said Register's Office, and described according to a survey made by John Kohl and Company (file No. 35325) dated August 17, 1988 as follows:

Beginning at an iron pin in the easterly margin of Westview Avenue at the common front corner of Lots 55 and 56; thence, with the line between said two lots N 80 deg. 08' 08" E, 283.03 feet to an iron pin in the westerly margin of said Royal Oaks Drive (closed) and the common rear corner of said two lots; thence N 32 deg. 02' 08" E, 30.89 feet to the center line of said Royal Oaks Drive (closed); thence, with the center line of said Royal Oaks Drive (closed) N 43 deg. 40' 00" W, 626.60 feet to a point in the easterly margin of Westview Avenue; thence, with the easterly margin of said Westview Aveneue, the following three calls, S 15 deg. 05' 51" E, 62.59 feet to a point, S 15 deg. 05' 51" E, 410.5 feet to a point in the beginning of a curve with a radius of 546.16', and around said curve 72.63' to the point of beginning.

Being the same property conveyed to Clarence J. Gideon, Jr. and wife, Cecile P. Gideon by deed from Steven M. Tate, M.D. and wife, Miriam B. Tate of record in Book 7640, page 741, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed. This conveyance is subject to 1992 and subsequence years taxes, all matters as shown on the above stated plan of record, said Ordinance of record in Book 7636, page 56, R.O.D.C., and to any and all restrictive covenants and easements

unimproved ( )
This is improved (X) property, known as 406 Westview Avenue, Nashville, TN 37205
(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 February 19 92

Clarence J. Gideon, Jr.

Cecile P. Gideon

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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 Clarence J. Gideon, Jr. and wife, Cecile P. Gideon

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 February 19 92

Commission expires March 27, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

85307

IDENTIFICATION REFERENCE

FEB 19 2 16 PM '92

DAVIDSON COUNTY, TN

2448 02/19 0101 03CHECK 1746.00

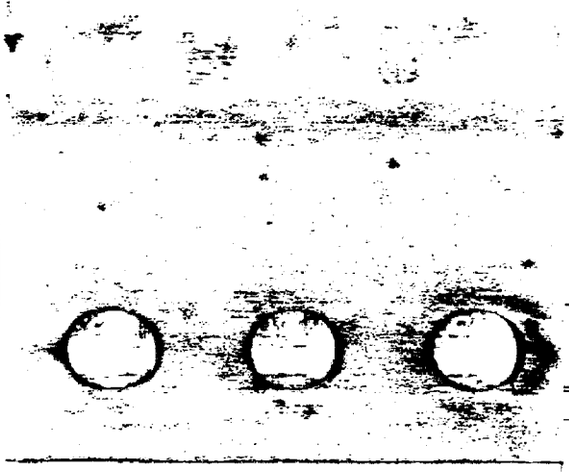
WARRANTY DEED

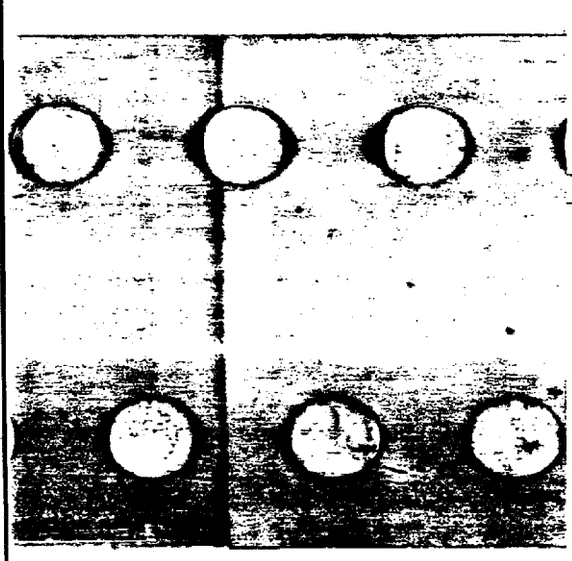
FROM: Clarence J. Gideon, Jr. and wife, Cecile P. Gideon

TO: Anthony M. Iannacio and Pamela S. Hassenfeld

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238





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

RECEIVED OF _____

FOR _____

BOOK 8553 PAGE 262

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	470000.00
			CON TX	1739.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1746.00
			CHECK	1746.00
02/19/92	01		14:17 0001	2448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8530'Z

IDENTIFICATION REFERENCE

FEB 19 2 16 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 503006