This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

BOOK 8565 PAGE 336

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Brent Maher and Janel Maher 2803 Bransford Ave Nashville, Tennessee 37204	Owner	118-07-151

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

2857 03/03 0101 03CHECK 266.00

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $70,000.00.

8921 7 IDENTIF. TREFERENCE MAR 3 3 04 PM '92 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN. MAIL ENV.

Affiant

Subscribed and sworn to before me this 28th day of February, 1992.

Notary Public

My Commission Expires:
June 12, 1994

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN WILLIAM CHARAMELLA ("Grantor") by these presents does hereby transfer, sell and convey to BRENT MAHER and wife, JANEL MAHER, ("Grantees") their heirs, successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 of Block "C" of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 24 fronts 80 feet on the westerly side of Bransford Avenue and runs back between lines 189.4 feet on the northerly side along a broken line and 169.8 feet on the southerly side to a dead line in the rear and measures 70.57 feet on said dead line.

Being the same property conveyed to Jack Charamella and wife, Mary Dinwiddie Charamella, by deed from Murray G. Jones and wife, Jane Woodroof Jones, of record in Book 2299, page 575, Register's Office for Davidson County, Tennessee, the said Jack Charamella and Mary Dinwiddie Charamella having both since died intestate and leaving their son, John William Charamella, as their sole surviving heir (See Affidavit of Heirship of record in Book _____ page _____, Register's Office, Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992, a lien but not yet due and payable.

This is improved property known as 2803 Bransford Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to BRENT MAHER AND WIFE JANEL MAHER, their heirs and assigns forever.

AND the Grantor does hereby covenant with BRENT MAHER AND WIFE JANEL MAHER, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said BRENT MAHER AND WIFE JANEL MAHER, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of February, 1992.

GRANTOR:

John William Charamella

JOHN WILLIAM CHARAMELLA, and unmarried man

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said county and state, the within named **JOHN WILLIAM CHARAMELLA,** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes stated therein.

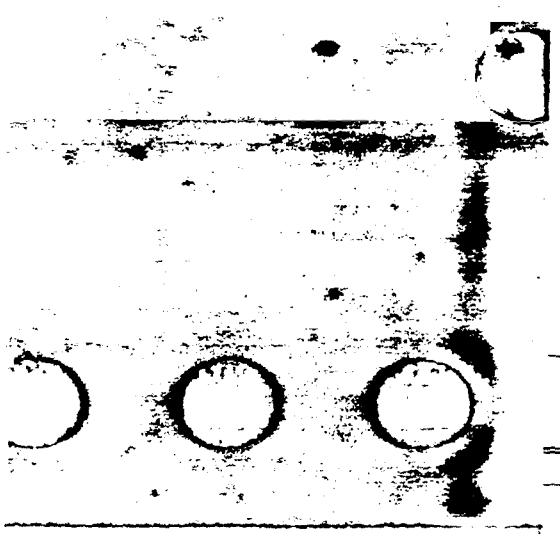
WITNESS my hand and seal, at office in Brentwood, Tennessee, this 28th day of FEBRUARY, 1992.

My Commission Expires:

Mar. 17, 1994

Notary Public

ATTORNEY



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

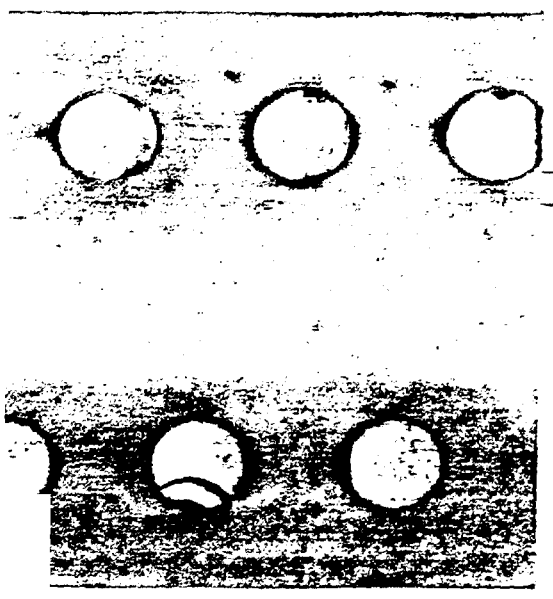
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89217

IDENTIF. TREFERENCE

MAR 3 3 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	6.00
TOTAL	266.00
CHECK	266.00

03/02/89 92 01 15:04 0001 2857

No. 507347