BOOK 8600 PAGE 187

U 1 2 6 4

This Instrument Prepared By:

MAIL

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

0077 04/14 0101 03CHECK 284.50

IDENTIFICATION REFERENCE

MAIL ENV.

APR 14 8 54 AM '92

DAVIDSON COUNTY

NEW OWNER:
Marcus F. Sciadini and
wife, Lorraine C. Sciadini
2905 West Linden Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
Norwest Mortgage, Inc.
P. O. Box 31728
Charlotte, NC 28231

MAP & PARCEL:
Map 104-14
Parcel 107

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Marcus F. Sciadini
AFFIANT

Sworn to and subscribed before me
this 10 day of April, 1992.

Brenda Franks Hale
NOTARY PUBLIC

My Commission Expires: 4/21/93

BRENDA FRANKS HALE * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **I, MARGARET L. WILKERSON, unmarried**, hereinafter called the **"GRANTOR"**, have bargained and sold and by these presents do transfer and convey unto **MARCUS F. SCIADINI AND WIFE, LORRAINE C. SCIADINI**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 52 feet of the north 165 feet of Lot No. 29, and the West 24 feet of the north 165 feet of Lot No. 30, on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 76 feet on the south side of West Linden Avenue, formerly Sunset, and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Margaret L. Wilkerson by deed from Murleen Ellis of record in Book 5572, page 533, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1992 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 104-14, Parcel 107.

2. All matters appearing on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 2905 West Linden Avenue, Nashville, Tennessee 37212.

WITNESS, my hand this 10th day of April, 1992, in Franklin, Tennessee.

Margaret L. Wilkerson
MARGARET L. WILKERSON

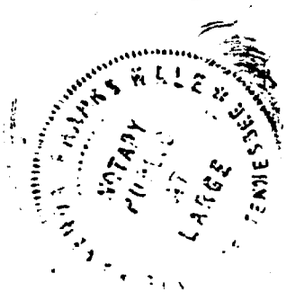
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named Margaret L. Wilkerson, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

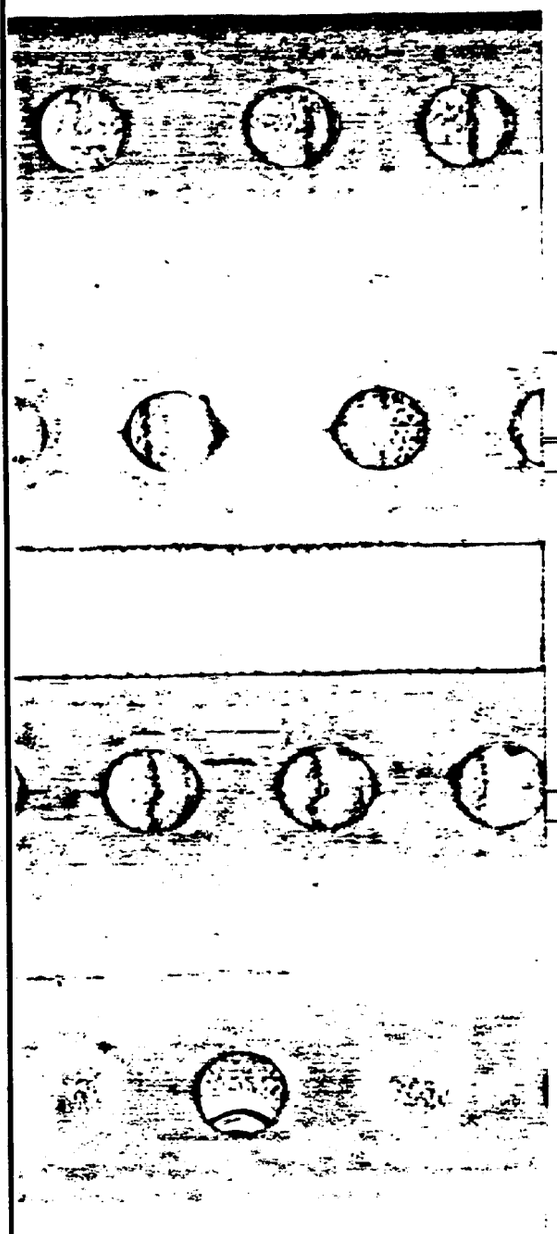
Witness my hand and official seal at Franklin, Tennessee, this 10 day of April, 1992.

NOTARY PUBLIC

My commission expires: 4/21/93



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
			CAMT	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	284.50
			CHECK	284.50
04/14/92	01		08:53 0001	0077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126.4

IDENTIFT REFERENCE

APR 14 8 54 AM '92

DAVIDSON COUNTY, TN

No. 520940