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: 33479)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 138000.00

Patrice Dunn Daws
Affiant

Sworn and subscribed before me this 30th day of June, 1993.

Notary Public

My Comm. Expires: 7-29-96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Patrice Dunn Daws 1111 Draughon Avenue Nashville, TN 37204	First Tennessee Bank, N.A. P. O. Box 1000, Dept. 47 Memphis, TN 38148	118-09-090

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 **Gina D. Dipiero and spouse, Carlo Guglielmi,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrice Dunn Daws, 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 Lots Nos. 9 and 10 and the westerly 10 feet of Lot No. 11 on the map showing subdivision of the Draughon Tract, as of record in Book 974, page 39 Register's Office for said County.

Said Lots Nos. 9 and 10 and the westerly part of Lot No. 11 front together 70 feet on the southerly side of Draughon Avenue and run back 170 feet on the westerly line and 171.4 feet more or less on the easterly line to a dead line, measuring 70 feet thereon.

Being the same premises conveyed to Robert J. Dipiero and wife Gina Puskas Dipiero by deed from James H. Fowlkes and wife Dixie M. Fowlkes of record in Book 5586, page 573, said Register's Office. The said Robert J. Dipiero and Gina Puskas Dipiero having since divorced and by Quitclaim Deed of record in Book 7919, page 809, the said Robert J. Dipiero conveyed his interest in subject property to Gina Puskas Dipiero.

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

This instrument is executed on behalf of Gina D. Dipiero and Carlo Guglielmi by Suzanne Lewter 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.

93 JUL -1 AM 10:47
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 36505

3734 07/01 0101 03CHECK 519.60

This is improved property, known as: 1111 Draughon Avenue, Nashville, TN 37204

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 30th day of June, 1993.

Gina D. Dipiero
Gina D. Dipiero, By: Suzanne Lewter, Atty-In-Fact

Carlo Guglielmi
Carlo Guglielmi, By: Suzanne Lewter, Atty-In-Fact

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 **Suzanne Lewter**, 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 **Gina D. Dipiero** and **Carlo Guglielmi**, 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 30th day of June, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Gina D. Dipiero and Carlo Guglielmi

TO: Patrice Dunn Daws

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.

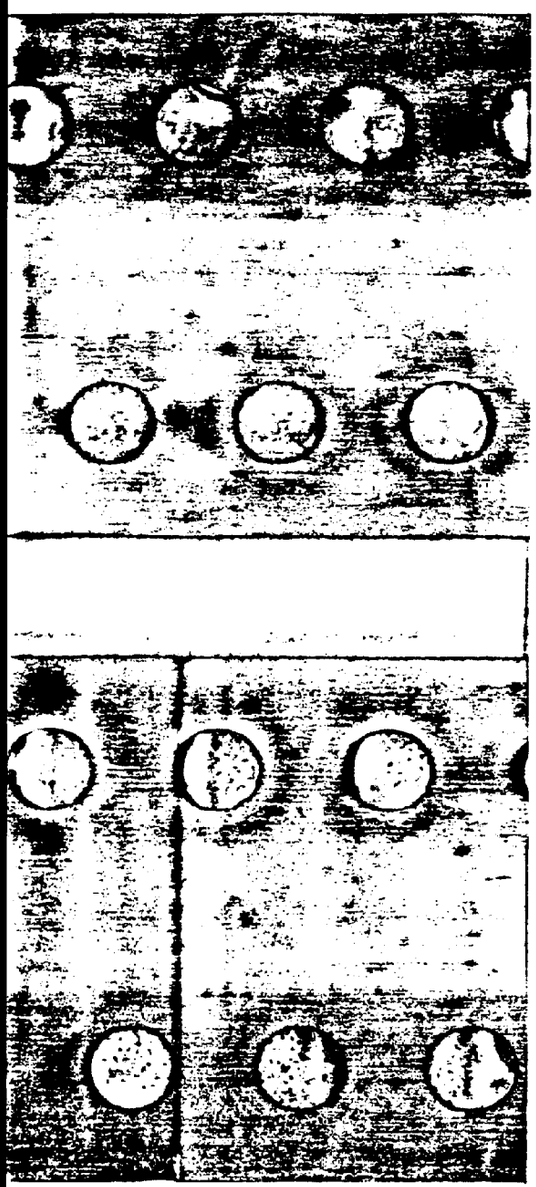
Suzanne Lewter, Affiant

Sworn to and subscribed before me this 30th day of June, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96



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

RECEIVED OF _____

FOR _____

BOOK 9000 PAGE 294

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
138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
TOTAL 519.60
CHECK 519.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/93 01 10:47 0001 0984

36505
IDENTIF. ↑ REFERENCE

93 JUL -1 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669463