MAIL ENV.

11393

This Instrument Prepared By:
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Bryan J. Randant, et ux 262 Townes Drive Nashville, TN 37211	Angelo M. Formosa, Jr. 1300 Fourth Avenue, North Nashville, TN 37208	Map 162-6 Parcel 118

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ANGELO M. FORMOSA, JR., hereinafter "GRANTOR" haS bargained and sold, and by these presents does hereby transfer and convey unto BRYAN J. RANDANT, hereinafter collectively "GRANTEE", their heirs, representatives and assigns forever, all his interest in that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts on the northerly margin of Townes Drive, 70.0 feet and runs back between lines which measure 164.7 feet on the east side line; 158.7 feet on the west line, to a line in the rear on which it measures a total of 79.15 feet thereon.

Being the same property conveyed to Angelo M. Formosa, Jr., by Deed from Pat Nichol, Trustee, of record in Book 8122, page 420, Register's Office for Davidson County, Tennessee.

Carolyn Formosa joins in this conveyance for the sole purpose of conveying any marital interest she may have in this property as spouse of Angelo M. Formosa, Jr..

This is improved property known as 262 Townes Drive, Nashville, Tennessee, 37211.

This conveyance is made subject to the real estate taxes for the current year which have been prorated and assumed by GRANTEE.

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, their heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as may be set forth above.

GRANTOR does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have set our hands on this the 23rd day of July, 1993.

Angelo M. Formosa, Jr.

Carolyn Formosa

7577 07/26 0101 03CHECK 264.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Angelo M. Formosa, Jr. and wife, Carolyn Formosa, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of July, 1993.

Notary Public

My Commission Expires: 9/16/95

* * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

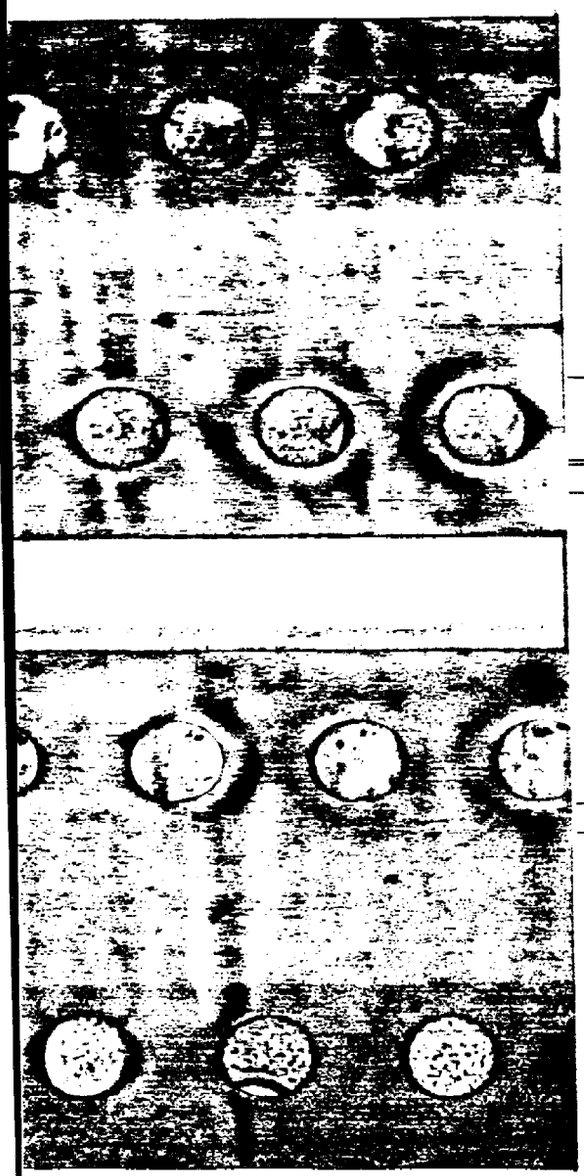
The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Affiant

Subscribed and sworn to before me this 23 day of July, 1993.

Notary Public

My Commission Expires: 9/16/95



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

RECEIVED OF _____

FOR _____

BOOK 9024 PAGE 28

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

07/26/93 01 08:55 0001 7577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44393
IDENTIFICATION REFERENCE

93 JUL 25 AM 8:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 677935