STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Hix, P. C., 315 Deaderick Street, Suite 1100, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Feys	CTX Mortgage Company	MAP 116-11
(NAME)	(NAME)	
406 Westview Avenue	P. O. Box 19000	PARCEL 90
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, Texas 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Anthony M. Iannacio and wife, Pamela S. Iannacio

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian C. Feys and wife, Marian R. Feys

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 Avenue, 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 Anthony M. Iannacio and Pamela S. Hassenfeld, tenants in common with rights of survivorship, by deed from Clarence J. Gideon, Jr. and wife, Cecile P. Gideon of record in Book 8553, page 260, Register's Office for Davidson County, Tennessee, AND FURTHER QUITCLAIMED to Anthony M. Iannacio and wife, Pamela S. Iannacio of record in Book 8631, page 472, said Register's Office.

The above legal description is the same as used in the prior deed.

CONTINUED

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 24th day of January 19 94

Anthony M. Iannacio — Pamela S. Iannacio

By: Marshall T. Hix, Attorney in Fact — By: Marshall T. Hix, Attorney in Fact

First Data Systems, Inc.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Marshall L. Hix, with whom I am personally acquainted or satisfactory proved to be, and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Attorney-in-Fact of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at office, this 24th day of January, 1994.

My Commission Expires: 3/23/96

Ann B. Waddell
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

This conveyance is made subject to 1994 and subsequent 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., TN, and to any and all restrictive covenants and easements.

WARRANTY DEED

FROM
Anthony M. Iannacio and wife,
Pamela S. Iannacio

TO
Brian C. Feys and wife,
Marian R. Feys

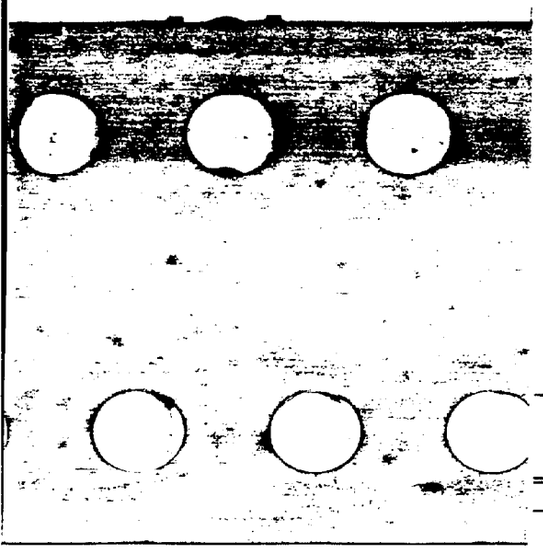
20.00 20.50

RETURN TO:
Combos & Hix, P. C.
315 Deaderick Street, Suite 1100
Nashville, TN 37238

FILED FOR RECORD
DAVIDSON COUNTY, TN.
94 JAN 25 PM 4:06

IDENTIFICATION REFERENCE
MAIL ENV.

10931



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

RECEIVED OF _____

FOR _____

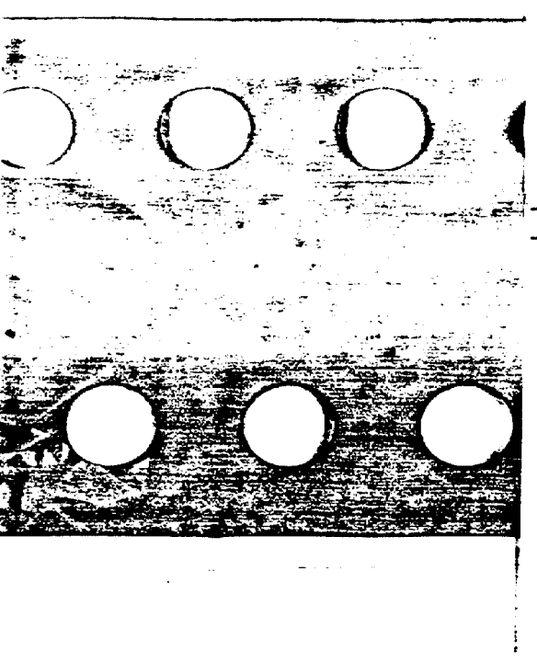
BOOK 9229 PAGE 527

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 565000.00
CON TX 2090.50
PRFEE 1.00
WDEED 8.00
TOTAL 2099.50
CHECK 2099.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3299



10931
IDENTIF. # REFERENCE

94 JAN 25 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749246