BOOK 9263 PAGE 521

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Martin Rainone Victoria J. Rainone 1520 Ferguson Avenue Nashville, TN 37212	New Owners	Map 117-080 Parcel 121

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Hal Wilson, married (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Martin Rainone and wife, Victoria Rainone, (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING the westerly 46 feet of Lot No. 157, on the Map of Victoria Placea, as of record in Book 352, page 10, Register's Office for said County.

Said part of said lot fronts 46 feet on the northerly side of Ferguson Avenue and runs back between parallel lines along the easterly margin of an alley 152 feet to an alley in the rear.

Being the same property conveyed to Hal Wilson by Deed from James A. Sawyers, Jr., Sammy Louise Ewing, Betty R. Mabone, and Aggie Loyal, as heirs at law, as of record in Book 9263, page 517, Register's Office for Davidson County, Tennessee.

Martha F. Wilson wife of Hal Wilson never resided nor had a homestead interest in subject property. Therefore, subject property is not nor has ever been marital property.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1520 Ferguson Avenue, Nashville, TN 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $50,000.00

Martin Rainone
Affiant

Subscribed and sworn to before me this 23rd day of February, 1994.

Robert J. Notestine
Notary Public

My Commission Expires January 24, 1998

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of February, 1994.

Hal Wilson

SATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hal Wilson, the bargainer, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1994.

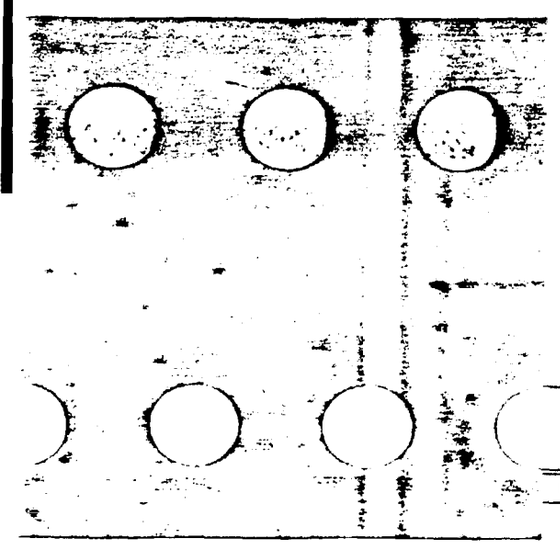
Notary Public

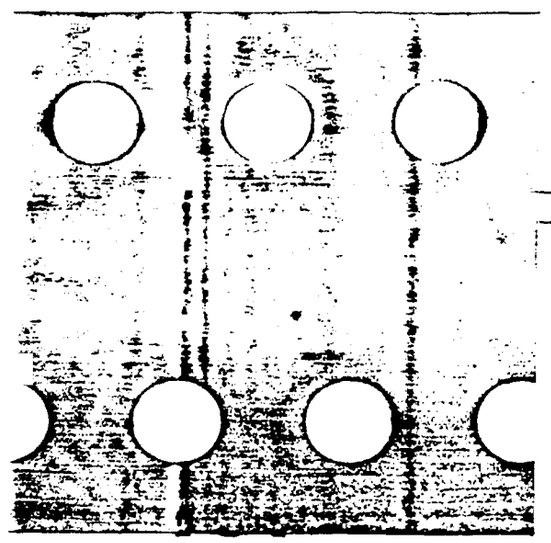
My Commission Expires: June 24 1997

94 MAR -1 PM 3:21
REGISTER
DAVIDSON COUNTY, TN.

22546

5112 03/0. 0101 03CHECK 194.00





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

RECEIVED OF _____

FOR _____

BOOK 9263 PAGE 523

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				MISCD 8.00
				TOTAL 194.00
				CHECK 194.00

03/01/94 01 15:22 0001 6143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22546
IDENTIFICATION REFERENCE

94 MAR -1 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 761584