FILED BOX 61

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Angelo E Canonico
Affiant

Subscribed and sworn to before me, this 21 day of March, 1994.

Notary Public

My Commission Expires: 5-11-98

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

[illegible]
NASHVILLE, TN 37213

Address new owner as follows:	Send Tax Bills To:	Map/Parcel Number
Angelo E. Canonico and wife, Regina Johnson Canonico 1607 Green Hills Drive Nashville, TN 37215	Leader Federal Bank for Savings 158 Madison Avenue Memphis, TN 38101	131-3-124 16DA 23330

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 consideration, the receipt of which is hereby acknowledged, **JOSEPH R. WHEELER AND WIFE, ELIZABETH B. WHEELER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANGELO E. CANONICO AND WIFE, REGINA JOHNSON CANONICO**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being part of the T. F. Bonner Home Place on Belmont Boulevard, as shown on the Plan of Green Hills Subdivision, No. 2, as of record in Book 547, page 139, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Green Hills Avenue, 300 feet west of the southwest intersection of said Avenue and Belmont Boulevard, thence, southerly parallel to Belmont Boulevard, 215 feet, more or less, to a point in line with Bonner's North yard fence; thence, westwardly, parallel to Green Hills Avenue, 50 feet; thence, northwardly, parallel to the first line of 215 feet, more or less, 215 feet, more or less, to the south margin of Green Hills Avenue; thence, with same eastwardly, 50 feet to the beginning.

Being the same property conveyed to Joseph R. Wheeler and wife, Elizabeth B. Wheeler by deed from Charles Andrew Howell, III and Robert Johnson Howell and Helen Howell Palmer-Ball, of record in Book 7478, page 841, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1994 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 1607 Green Hills Drive, Nashville, TN 37215.

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 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 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 hands this 21 day of March, 1994.

Joseph R. Wheeler

Elizabeth B. Wheeler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH R. WHEELER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of March, 1994.

Notary Public

My Commission Expires: 5/7/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

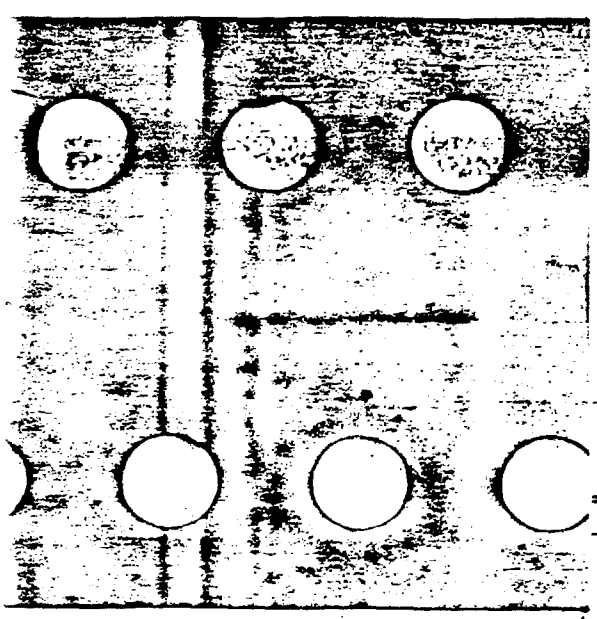
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH B. WHEELER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of March, 1994.

Notary Public

My Commission Expires: 5/7/95

94 MAR 23 AM 10:23
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. + REFERENCE
3072723
4825 03/23 0101 03CHECK 638.00



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

RECEIVED OF _____

FOR _____

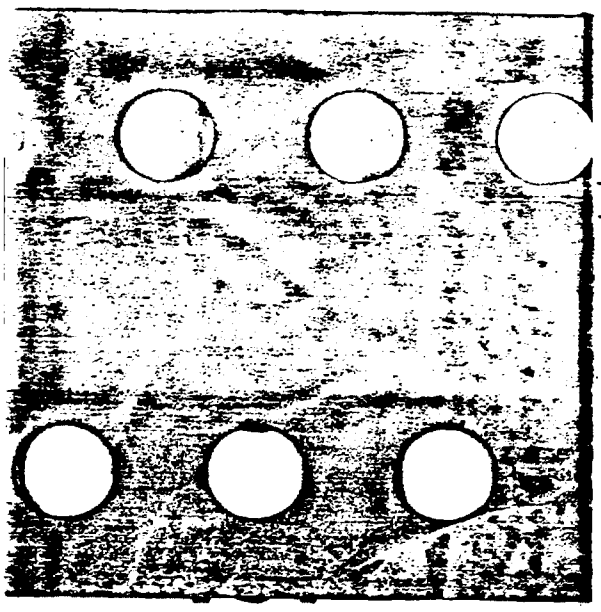
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00
03/23/94 01 10:23 0001 4995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



30723
IDENTIF. ↑ REFERENCE

94 MAR 23 AM 10: 21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 770318