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: 34302)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 66000.00

Affiant

Sworn and subscribed before me this 30th day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Marco A. Minuta Rosana Y. Minuta 266 New Sawyer Brown Road Nashville, TN 37221	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, OH 45459	128-14-221

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 **James T. Brennan and spouse Kathleen Brennan,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marco A. Minuta and spouse, Rosana Y. Minuta,** 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 the southerly portion of Lot No. 13, zone lot division, Stacy Square Townhomes, Stacy Square-Section 7 of record in Book 5200, page 438 and amended in Book 5200, page 467, Register's Office for Davidson County, Tennessee.

SAID southerly portion of Lot No. 13, which is a corner lot, fronts 35 feet on the southeasterly margin of (New) Sawyer Brown Road and fronts 147.43 feet on the northeasterly margin of an undesignated right of way, said frontages being joined by a curve having a length of 40.25 feet, and extends back 149.6 feet on the northeasterly line and 18 feet on the easterly line to a point of intersection.

BEING the same property conveyed to James T. Brennan, unmarried, by deed from Morris Eshaghpour Contracting Corporation of record in Book 6044, page 920, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to agreement for dedication of easement for water line of record in Book 7803, page 660, said Register's Office, restrictive covenants of record in Book 5973 Page 335 and Book 6307, page 866 said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 266 New Sawyer Brown Road, Nashville, TN 37221

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 March, 1994.

James T. Brennan

Kathleen Brennan

State of Tennessee
County of Davidson

On this 30th day of March, 1994, before me the undersigned authority, personally appeared **James T. Brennan and Kathleen Brennan,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

34394

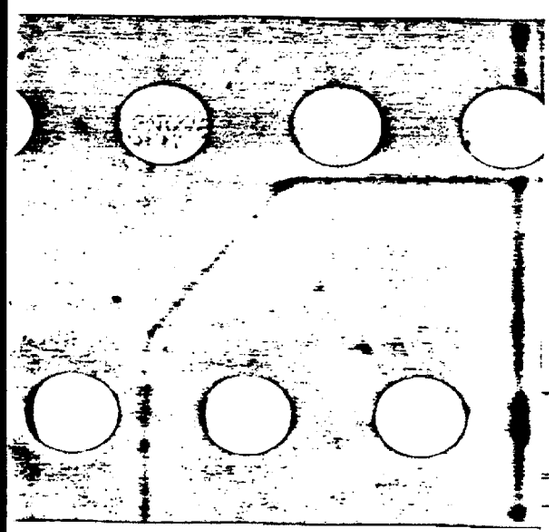
IDENTIF. & REFERENCE

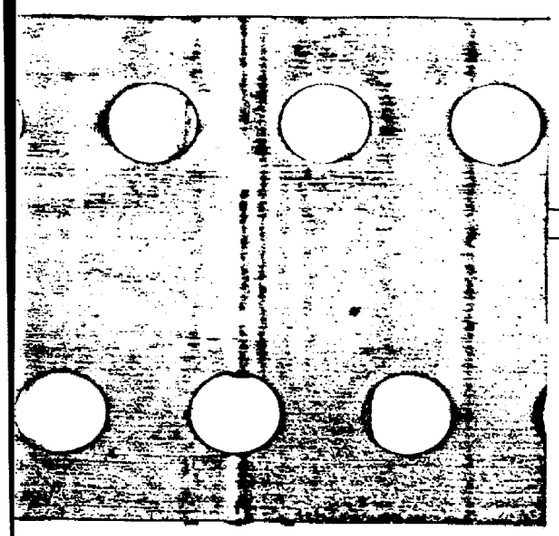
94 APR -4 PM 2:07

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9298 PAGE 579

8990 04/04 0101 03CHECK 253.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9298 PAGE 580

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 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
TOTAL 253.20
CHECK 253.20

04/04/94 01 14:09 0001 8990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34394
IDENTIF. & REFERENCE

94 APR -4 PM 2:08

REGISTER
DAVIDSON COUNTY, TN.

No. 774250