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: (cmw) (Title No: 34933)
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: $ 105000.00

Affiant

Sworn and subscribed before me this 31st day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
Ross J. Falzone Kelly Falzone 3815 Harding Place Nashville, TN 37215	SAME	130-08-0 107.00 FH 09625

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 **Susan E. Haas, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross J. Falzone and spouse, Kelly Falzone,** 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:**

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

34616
IDENTIF. ↑ REFERENCE

94 APR -4, PM 4:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9215 04/04 0101 03CHECK 397.50

This is improved property, known as: 3815 Harding Place, 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 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 31st day of March, 1994.

Susan E. Haas

Susan E. Haas

State of Tennessee
County of Davidson

On this 31st day of March, 1994, before me the undersigned authority, personally appeared **Susan E. Haas**, 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.

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

My Commission Expires: _____

Notary Public

EXHIBIT "A"

TRACT NO I:

A tract or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S. M. McMurray Engineering Company, September 16, 1938, as follows:

BEGINNING at a stake on the southerly margin of Harding Place 640 feet west of the westerly margin of Estes Avenue; thence with said Harding Place westwardly 200 feet to a stake; thence at right angles southwardly 335 feet to a stake; thence at right angles eastwardly 200 feet to a stake; thence at right angles northwardly 335 feet to the beginning.

BEING the same property conveyed to James H. Curran and wife, Marye S. Curran by deed from Oscar Goodwin, an unmarried man, of record in Book 1045, page 247, Register's Office for Davidson County, Tennessee. The said James H. Curran and Marye S. Curran having since died, with Marye S. Curran predeceasing James H. Curran. The Will of James Henry Curran of record in Will Book 101, page 461, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Lawrence James Haas and wife, Sue Haas and by affidavit of heirship of record in Book 5047, page 320, said Register's Office, subject property was vested in Laurence James Haas and wife, Sue Haas. The said Laurence James Haas having since died and having devised subject property to Susan E. Haas, by will of record in Will Book 178, page 732, Davidson County Probate Court Clerk's Office.

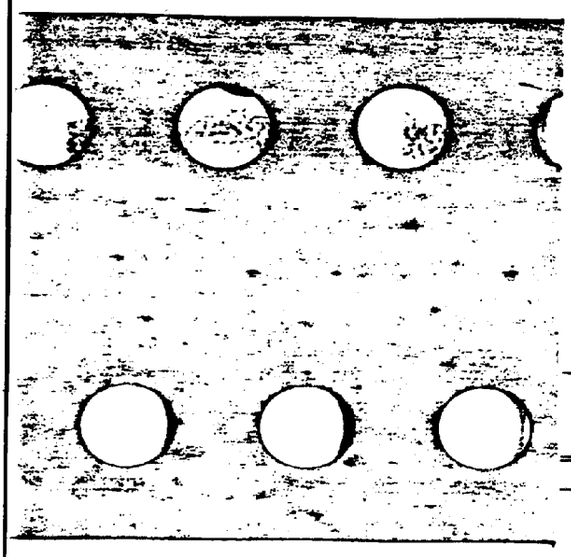
TRACT No. II:

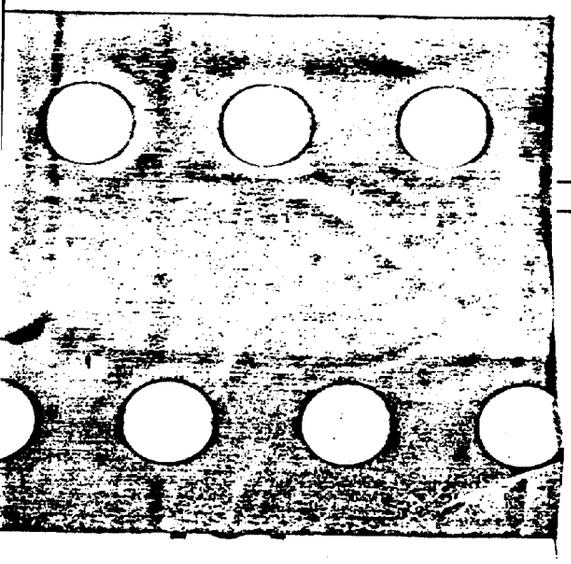
A small tract or parcel of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, described according to a survey made by S. M. McMurray, Engineer, September 16, 1938, as follows:

BEGINNING at a point on the southerly margin of Harding Place, 637 feet more or less west of the westerly margin of Estes Avenue; thence with said Harding Place, westerly 3 feet to a point at the northeast corner of the property conveyed to James H. Curran and wife, Marye S. Curran, by deed from Oscar Goodwin, of record in Book 1045, page 247, Register's Office for said County; thence along Curran's easterly line southerly 334 feet, more or less to a point; Curran's southeast corner; thence easterly 3 feet; thence northerly parallel to Curran's easterly line 334 feet; more or less, to the point of beginning.

BEING the same property conveyed to James H. Curran and wife, Marye S. Curran by deed from Richard J. Menefee and wife, Lucy Hayes Menefee, of record in Book 1306, page 81, Register's Office for Davidson County, Tennessee. The said James H. Curran and Marye S. Curran having since died, with Marye S. Curran predeceasing James H. Curran. The Will of James Henry Curran of record in Will Book 101, page 461, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Lawrence James Haas and wife, Sue Haas and by affidavit of heirship of record in Book 5047, page 320, said Register's Office, subject property was vested in Laurence James Haas and wife, Sue Haas. The said Laurence James Haas having since died and having devised subject property to Susan E. Haas, by will of record in Will Book 178, page 732, Davidson County Probate Court Clerk's Office.

The property herein conveyed is subject to easements to Harpeth Hills Water Company and Hillsboro Water Company of record in Book 931, page 121, Book 1013, page 508 and Book 1015, page 458, said Register's Office, terms and conditions of water contracts of record in Book 756, page 509 and Book 944, page 578, said Register's Office, restrictive covenants of record in Book 1046 Page 596 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.





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

RECEIVED OF _____

FOR _____

BOOK 9299 PAGE 518

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 105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 397.50
				CHECK 397.50
04/04/94	01			16:04 0001 9215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34616
IDENTIF. ↑ REFERENCE

94 APR -4 PM 4:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 774475