| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Anthony Iannacio, et ux.<br>3800 Woodlawn Drive<br>Nashville, TN 37215 | First American National Bank<br>First American Ctr.<br>Nashville, TN 37237 | D.W. McMackin<br>McMackin, Garfinkle, McLemore & Walker<br>P.O. Box 198947<br>Nashville, TN 37219 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map and Parcel No.
117-1-5
07DA04095

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Subscribed and sworn to before me on this 31st day of May, 1994.

Notary Public

My Commission Expires: 11/26/94

**WARRANTY DEED**

**For and in consideration of** the sum of Ten and No/100---------- ----------($10.00)---------- Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Paul C. Buff, unmarried, has bargained and sold, and does hereby transfer and convey unto the said Anthony Iannacio and wife, Pamela H. Iannacio, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 18 of Block "L" on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County, described as follows:

Beginning in the center of Woodland Avenue at the common corner of Lots Nos. 18 and 19 on said plan; thence with the center of said Avenue eastwardly 319 feet 5 inches to a point 7 feet 4 inches west on the southeasterly corner of the part of Lot No. 18 devised to William D. Haggard, Jr., and John Holman Haggard under Item No. 4 of the Will of W.D. Haggard, deceased, of record in Will Book 56, page 352, County Court for said County; thence North 2 deg. East 20.5 feet; thence North 50 deg. 22 min. West 13.65 feet; thence North 11 deg. 48 min. West 24.6 feet; thence North 3 deg. 11 min. West 165.8 feet and North 1 deg. 20 min. West 182.6 feet to a point in the line between Lots Nos. 17 and 18; thence with the line between said two lots westwardly 276 feet 9 inches to the common corner of Lots Nos. 17, 18, 19 and 20; thence with the line between Lots Nos. 18 and 19 southwardly 400 feet to the beginning.

Being the same property conveyed to Paul C. Buff and wife, Connie S. Buff, by deed from Kenneth L. Roberts and wife, Anne C. Roberts, of record in Book 8559, page 580, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Paul C. Buff by quitclaim deed from Connie S. Buff, of record in Book 9216, page 342, said Register's Office. The said Paul C. Buff and Connie S. Buff have since divorced.

This is improved property located at 3800 Woodlawn Drive, Nashville, Tennessee 37215.

The above legal description is identical to the legal description in the previous deed of record.

This conveyance is made subject to:

1. 1994 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4083, page 783, Register's Office for said County.

3. Title to that portion of the premises embraced within the bounds of Woodlawn Avenue and Cantrell Avenue.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Anthony Iannacio and wife, Pamela H. Iannacio, their heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein provided.

**Grantor further covenants and binds** himself, his successors and assigns, to warrant and forever defend the title to said real estate to the said Anthony Iannacio and wife, Pamela H. Iannacio, their heirs and assigns, against the lawful claims of all persons.

**Witness** my hand on this 31st day of May, 1994.

Paul C. Buff, unmarried

56165

IDENTIFICATION REFERENCE

JUN -1 PM 2:39

REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul C. Buff, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

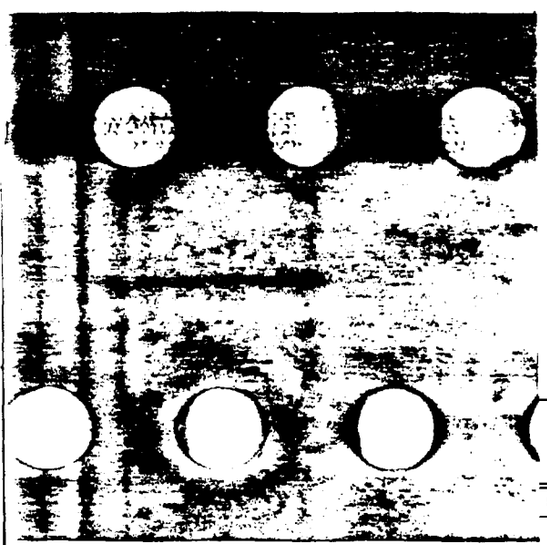
Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1994.

0624 00101 1010 CHECK 4079.00

Notary Public

D. W. McMAHAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires: 11/26/94



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

RECEIVED OF _____

FOR _____

BOOK 9363 PAGE 451

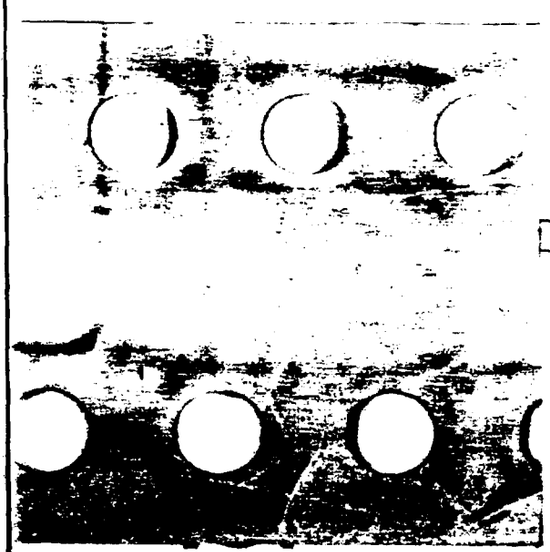
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEES

| DATE | SYMBOL | VALUATION | TAX AND FEES |
|---|---|---|---|
| | | | CASH 4070.00 |
| | | | CON TX 4070.00 |
| | | | PRFEE 1.00 |
| | | | WDEED 8.00 |
| | | | TOTAL 4079.00 |
| | | | CHECK 4079.00 |
| 06/01/94 | 01 | 14:39 | 0001 0624 |

TOTAL PAID



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

56165
IDENTIF. ↑ REFERENCE

94 JUN -1 PM 2:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 797610