BOOK 9425 PAGE 363

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July 19 94

Notary Public

My Commission Expires
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 32667

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Peter Andrew Mollica	NationsBanc Mortgage Corporation	83-5-300
(NAME)	(NAME)	
1306 Stratton Avenue	P.O. Box 353	FD.23W-09720
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Louisville, KY 40201-0353	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha J. Cleveland and Dr. William W. Cleveland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Andrew Mollica, SINGLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 of Block "B" on the Plan of F. O. Beasley's Addition to East Nashville as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 25 fronts 50 feet on the southerly side of Stratton Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Martha J. Cleveland and Dr. William W. Cleveland by deed from Harry Macamber and wife, Michelle E. Macamber, of record in Book 7956, Page 123, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Barry Evan Friedman, husband of Martha J. Cleveland, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that he may have in and to said property.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Unimproved ( )
This is improved (X) property known as: 1306 Stratton Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do 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 29th day of July 19 94

Martha J. Cleveland

Barry Evan Friedman

Dr. William W. Cleveland by Martha J. Cleveland, Atty.-in-Fact

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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 Martha J. Cleveland and husband, Barry Evan Friedman

the bargainor s, 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 29th day of July, 19 94.

Commission expires 1/22/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____, on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

On this the 29th day of July, 1994, before me personally appeared Martha J. Cleveland to me known to be the person who executed the foregoing instrument in behalf of Dr. William W. Cleveland as his Attorney in Fact, and acknowledged ~~the~~ that she executed the same as the free act and deed of the said Dr. William W. Cleveland.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1994.

Notary Public

My Commission Expires: 1/22/95

WARRANTY DEED

FROM
Martha J. Cleveland and Dr. William W. Cleveland

TO
Peter Andrew Mollica

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 32667

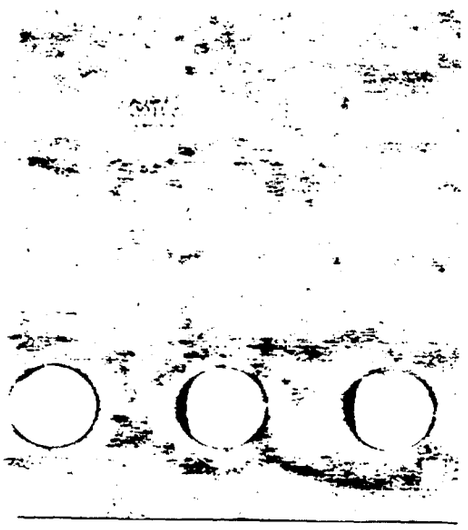
3584 08/02 0101 03CHECK 377.15

DAVIDSON COUNTY, TN.

94 AUG -2 AM 11:11

77271

IDENTIFICATION REFERENCE



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

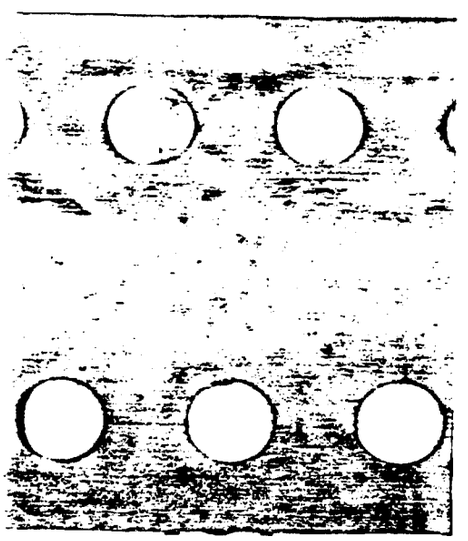
RECEIVED OF _____

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	99500.00
CON TX	368.15
PRFEE	1.00
WDEED	8.00
TOTAL	377.15
CHECK	377.15

08/02/94 01 11:11 0001 3584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77271
IDENTIF. & REFERENCE

94 AUG -2 AM 11:11
REGISTER
DAVIDSON COUNTY, TN.

No. 820113