Bof 22

BOOK 9471 PAGE 897

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS ~~43,000.00~~

Albert A Luna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF September 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALBERTO A. LUNA	LEADER FEDERAL BANK FOR SAVINGS	91-10-221
(NAME)	(NAME)	
513 NICHOL ROAD	P. O. BOX 2926	08DA-23640
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	MEMPHIS, TN 38101-2926	
(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, JAMES PHILLIP FRISINA AND WIFE, SUZANNE FRISINA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERTO A. LUNA, UNMARRIED

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 part of Block "I", on the Map of Holman Heights, of record in Book 332, page 7, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center line of Nichol Street, also known as Nichol Road, said point being 275 feet southerly from the intersection of said Road and Robertson Avenue; thence with the center line of Nichol Road, South 22 degrees West 56.4 feet to a point; thence North 70 degrees 30 minutes West 127.6 feet to a point; thence North 60 feet to a point; thence South 69 degrees East 136.5 feet to the point of BEGINNING.

BEING the same property conveyed to James Phillip Frisina, by deed from Associates Financial Services Company, Inc., of record in Book 8361, page 462, Register's Office for Davidson County, Tennessee.

Suzanne Frisina, wife of James Phillip Frisina, joins in to convey any interest she may have by reason of her marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated September 9, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

This instrument is executed on behalf of James Phillip Frisina and wife, ***

unimproved ( )
This is improved (X) property, known as 513 NICHOL ROAD, NASHVILLE, TN 37209
(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 my hand this 16th day of September 19 94

JAMES PHILLIP FRISINA
By: Robert J. Notestine Attorney in Fact for James Phillip Frisina
ROBERT J. NOTESTINE, ATTORNEY-IN-FACT

Suzanne Frisina by Robert J. Notestine Attorney in Fact
SUZANNE FRISINA BY: ROBERT J. NOTESTINE, ATTORNEY-IN-FACT

BOOK 9471 PAGE 898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____ _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____ _____ _____
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

*** Suzanne Frisina, by Robert J. Notestine, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

James Frisina and James Phillip Frisina are one in the same person.

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 Robert J. Notestine, 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 on behalf of James Phillip Frisina and wife, Suzanne Frisina, as their Attorney-in-Fact as the free act and deed of the within named James Phillip Frisina and wife, Suzanne Frisina.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of September, 1994.

My Commission Expires: 07/26/97

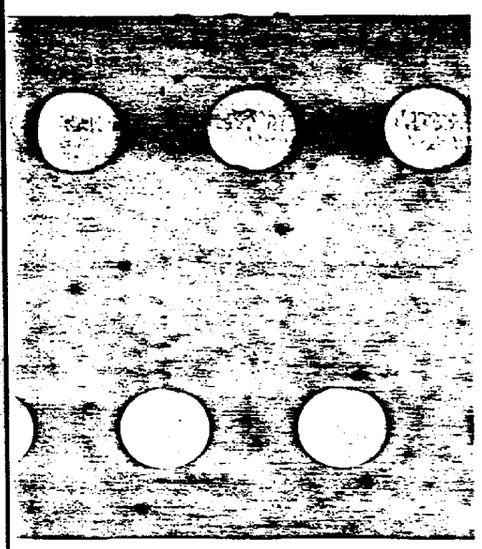
NOTARY PUBLIC I. DYKE TATUM

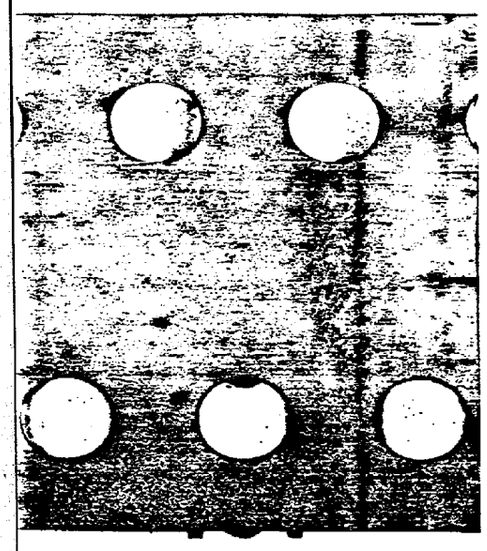
94 SEP 22 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

93073

0796 09/22 0101 03CHECK 16B-10





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

RECEIVED OF _____

FOR _____

BOOK 9471 PAGE 899

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	43000.00
CON TX	159.10
PRFEE	1.00
WDEED	8.00
TOTAL	168.10
CHECK	168.10

09/22/94 01 00102 0001 0796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93073
IDENTIF. ↑ REFERENCE

94 SEP 22 AM 9:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 837089