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: 35327)
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: $ 65,000.00

Affiant

Sworn and subscribed before me on October 28, 19 94.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Thomas C. Fox, III Janet H. Fox 101 Woodcraft ~~Drive~~ Court Nashville, TN 37214	~~XXXX~~ Countrywide Funding Corp. 155 North Lake Avenue Pasadena, CA 91109	[redacted]0 005 03D 91490

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 **Vincent E. Fortuna and spouse, Susan Florence Fortuna,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Thomas C. Fox, III and spouse, Janet H. Fox, 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 Lot No. 186A on the plan of Percy Priest Woods Section 4 Zone Lot Div. Lots 181 thru 188, of record in Book 6250, page 357 and amended in Book 6900, page 32, Register's Office for said County.

SAID Lot No. 186A, which is a corner lot, fronts 24.00 feet on the southerly margin of Wood Court and fronts 86.13 feet on the westerly margin of Woodcraft Drive, said frontages being joined by a curve having a length of 39.75 feet, and extends back 53.50 feet on the southerly line and 109.69 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Vincent E. Fortuna and spouse, Susan Florence Fortuna by deed from Therese Bridges Weber and spouse, Jeffrey L. Weber, of record in Book 8505, page 756, said Register's Office.

SUBJECT to all matters as shown on the herein referenced Plan of record in said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

FILED DAVIDSON COUNTY, TN. REGISTER 94 OCT 31 AM 10:28

04202 IDENTIF. & REFERENCE

This is improved property, known as: 101 Woodcraft ~~Drive~~ Court, Nashville, TN 37214

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 on July 30, 19 94.

Vincent E. Fortuna

Susan Florence Fortuna

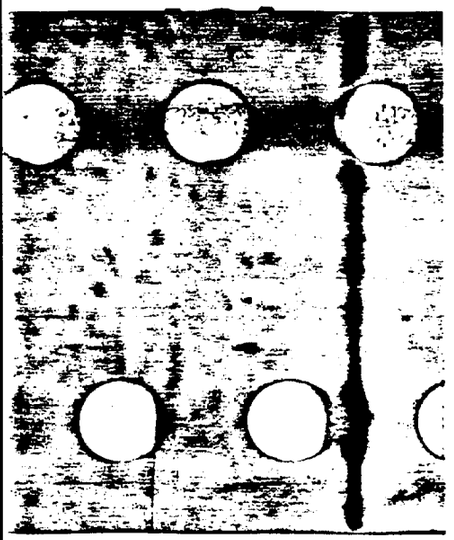
2743 10/31 0101 CK 249.50

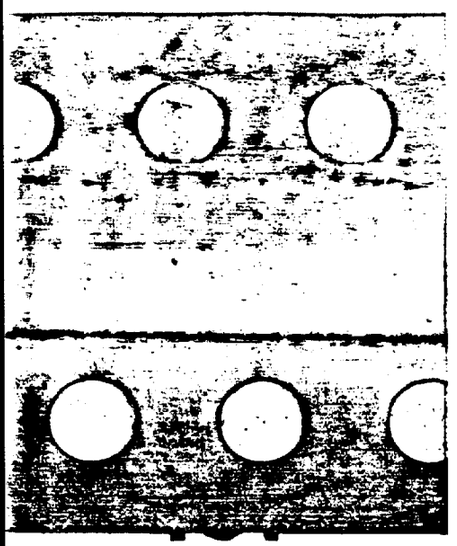
State of Tennessee
County of Davidson

On July 30, 19 94, before me the undersigned authority, personally appeared Vincent E. Fortuna and Susan Florence Fortuna, 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.

Notary Public

My Commission Expires: Nov. 20, 1996





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

RECEIVED OF _____

FOR _____

BOOK 9505 PG 565

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	65000.00
CON TX	240.50
PRFEE	1.00
WDFEE	8.00
TOTAL	249.50
CHECK	249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/94 01 10:28 0001 2743

04202
IDENTIF. & REFERENCE
94 OCT 31 AM 10:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 849050