26E

BOOK 9511 PG 274

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Daryl Fitzgerald 1132 Sharpe Avenue Nashville, TN 37206	NationsBanc Mortgage Corporation	Map 83-01 Parcel 359.00

This instrument prepared by: Robert J. Notestine, III, Attorney At Law, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Marty Rainone, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Daryl Fitzgerald and wife, Stephanie L. Fitzgerald (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of J. B. Hancock's East End Addition of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on Sharpe Avenue and runs back between lines measuring 135.74 feet east and 136.83 feet west to a dead line measuring 50 feet thereon.

Being the same property conveyed to Marty Rainone by Warranty Deed from First Union Home Equity Corp. of record in Book 9313, page 488, said Register's Office for Davidson County, Tennessee.

Victoria J. Rainone wife of Marty Rainone joins in this conveyance to convey and interest she may have in subject real property particularly any martial interest.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements of record.

This is improved property commonly known as 1132 Sharpe Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $57,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 1994.

Notary Public

My Commission Expires 2-21-95

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantor do further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of November, 1994.

Marty Rainone

Victoria J. Rainone

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 Marty Rainone and wife, Victoria J. Rainone, who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of November, 1994.

Notary Public

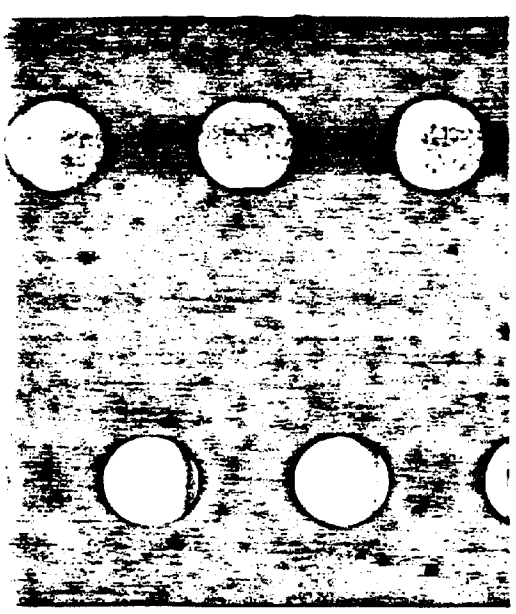
My Commission Expires: 2-21-95

05862
IDENTIF. & REFERENCE

94 NOV -3 PM 12:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4498 11/03 0101 02CHECK 219.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

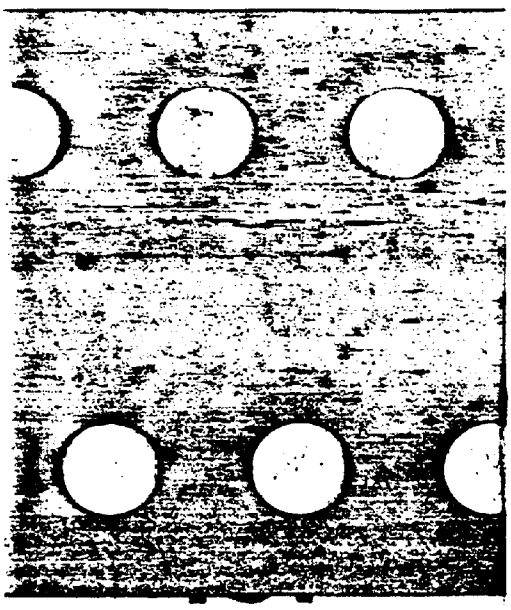
RECEIVED OF _____

FOR _____

BOOK 9511PG276

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	57000.00
CON TX	210.90
PRFEE	1.00
UCCFEE	8.00
TOTAL	219.90
CHECK	219.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/94 01 12:17 0001 4498

05862
IDENTIF. & REFERENCE

94 NOV -3 PM 12:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850787