BOOK 9543 PG 19

14A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 4/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Grace	NEW OWNER	MAP 91-15
(NAME)	(NAME)	
310 53rd Avenue North		PARCEL 119
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Paul A. Picelli

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Grace

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 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, said Register's Office.

Beginning at a point in the east margin of 53rd Avenue North at the southeast corner of 53rd Avenue north and Elkins Avenue; thence continuing South along said margin, 45 feet to a point; thence East running between parallel lines and along the southerly margin of Elkins Avenue, 120 feet to the rear porperty line, measuring 45 feet thereon.

BEING the same property conveyed to Paul A. Picelli, by Deed from Nellie Payne, Edith Thomas, Minnie Arnette, Mary Nell Biggs and Herbert Sherrill, of record in Book 8839, Page 765, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

94 DEC 12 AM 8:

DAVIDSON

IDENTIFICATION REFERENCE

16321

unimproved ( )
This is improved (X) property, known as Lot at Elkin and 53rd Ave. Nashville, TN
(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 6th day of December 19 94

Paul A Picelli

Paul A. Picelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9543 PG 20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Picelli

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 6th day of December, 1996.

Commission expires 7/26/97

JOHN T COOK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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, a 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_____.

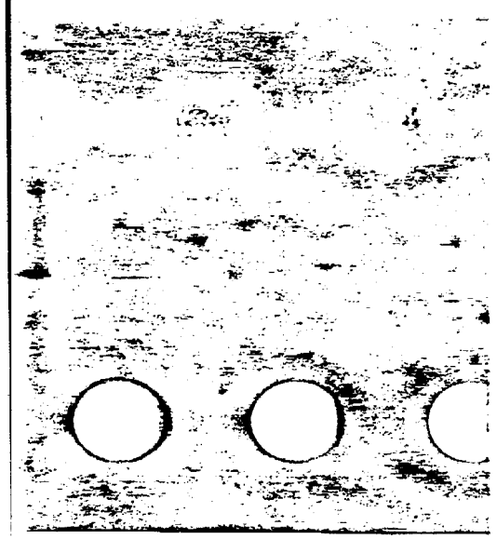
My commission expires _____

Notary Public

2052 12/12 0101 03 CHECK

46.00

DCTN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

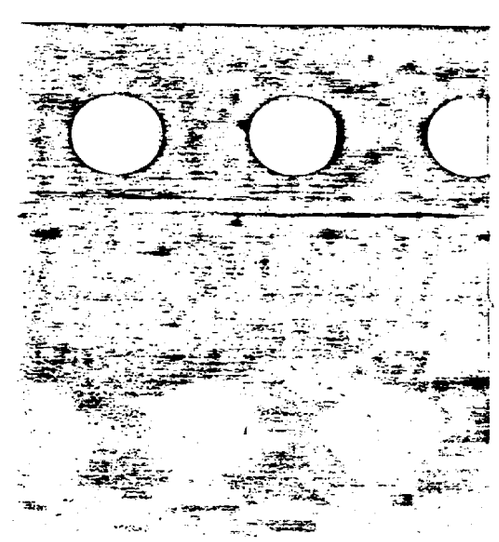
RECEIVED OF _____

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	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
BANK	46.00
CHECK	46.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/74 01 08:40 0001 2052

16321
IDENTIFICATION REFERENCE

DEC 12 8:40
REGISTER
DAVIDSON COUNTY, TN

No. 862021