File Box #7
Saturn & Mazer
File #32934

GENERAL WARRANTY DEED BOOK 9571 PG 111

FROM: PHILIP HERTIK and wife, AMBER R. HERTIK, Grantors

TO: JOSEPH C. GALANTE and wife, PHRAN R. GALANTE, Grantees

THIS DOCUMENT PREPARED BY:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
Third National Financial Center

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Joseph C. Galante and wife, Phran R. Galante 883 Curtiswood Lane Nashville, TN 37204	(new owner)	132-10-32.00 Field Book Numbers OH-06300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Five Hundred Thousand and 00/100 Dollars ($2,500,000.00).

X _____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 12 day of January, 1995.

_____
Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/28/98

FOR AND IN CONSIDERATION OF the sum of Two Million Five Hundred Thousand and 00/100 Dollars ($2,500,000.00), the receipt and sufficiency of which are hereby acknowledged, Philip Hertik and wife, Amber R. Hertik (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Joseph C. Galante and wife, Phran R. Galante (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 803 Curtiswood Lane, Nashville, Tennessee 37204.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 12th day of January, 1995.

Philip Hertik

Amber R. Hertik

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Brake, a Notary Public of said County and State, Philip Hertik, the within named 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, at Office, this 12th day of January, 1995.

Linda Brake
Notary Public

My Commission Expires: 11-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Brake, a Notary Public of said County and State, Amber R. Hertik, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of January, 1995.

Linda Brake
Notary Public

My Commission Expires: 11-25-95

1994 01/13 0101 03CHECK 9267.00

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being shown as Lot No. 1 on the Plan of Halcyon Acres, City of Oak Hill, of record in Book 3600, page 75, said Register's Office, and also being described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the John Overton Property, as of record in Book 421, page 160, Register's Office for said County, and part of Lot No. 12 on the plan of Glen Leven Property of John Thompson, as of record in Plan Book 2, page 161, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, April 18, 1957, as follows:

Beginning at a spike at the northeast corner of the property conveyed to Raymond J. Morris and wife, by deed from W. W. Wilkerson, Jr. and wife, of record in Book 2027, page 547, said Register's Office, being in the center of Curtiswood Lane; thence with Morris' easterly line south 33 degrees west 650 feet to Morris' southeast corner; thence with a fence line south 88 degrees 30' east 311.5 feet; thence north 29 degrees 15' east 233.9 feet to an iron pipe; thence north 34 degrees east 59.1 feet to an iron pin; thence north 45 degrees 30' east 220 feet to a spike in the center of said Lane; thence with said Lane orth 60 degrees west 100 feet, north 59 degrees west 100 feet, north 63 degrees 30' west 100 feet to the beginning, containing 3.52 acres, more or less.

Being the same property conveyed to Philip Hertik and wife, Amber R. Hertik, by deed from Robert Bond Miller as of record in Book 8666, page 709, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

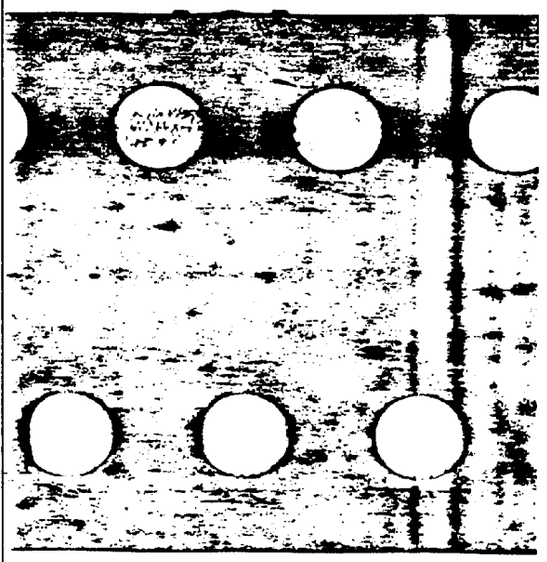
1. All matters shown on the plan of record in Book 3600, page 75, Register's Office of Davidson County, Tennessee.

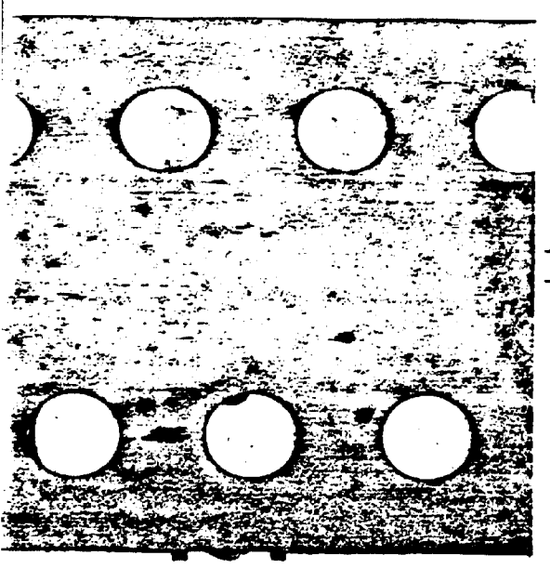
2. Right of way easement of Curtiswood Lane lying within the boundaries of said premises.

3. MLI made by John B. Kohl, III, Surveyor, dated 2/20/90, shows the fence serving herein described premises encroaches onto adjoining Lot No. 2, and a garage encroaching onto a 10-foot utility easement.

25310
IDENTIFICATION REFERENCE

95 JAN 13 PM 2:50
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9571 PG 115

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	
				2500000.00
			CON TX	9250.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	9267.00
			CHECK	9267.00
01/13/95	01		14:58 0001	1994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25310
IDENTIF. ↑ REFERENCE

95 JAN 13 PM 2:58
REGISTER
DAVIDSON COUNTY, TN.

No. 871833