BOOK 9605PG302

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36056
Dav. Co. File: Box 8

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37597

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James D. Petrucelli 653 Harpeth Trace Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 143-02A-86

5501 02/28 0101 03CHECK 854.75

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 **Linda K. Nelson, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Petrucelli, a single person,** 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. 10 on the plan of Resubdivision of Lots 1 thru 11, The Pointe, of record in Book 6900, page 932, Register's Office for said County.

SAID Lot No. 10 fronts 57.09 feet on the southeasterly margin of Harpeth Trace Drive (private) and extends back 125.20 feet on the northeasterly line and 135.65 feet on the southwesterly line to a dead line in the rear, measuring 58.03 feet thereon.

BEING the same property conveyed to Linda K. Nelson, unmarried, by deed from Perry W. Moskovitz Company, Incorporated, a Tennessee Corporation of record in Book 8747, page 441, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage made applicable to subject property by Plat Book 6900, page 932, said Register's Office, of record in Book 4889, page 192, Book 5099, page 783, Book 5142, page 690 and 694, Book 5360, page 320 and Book 5364, page 882, said Register's Office and to the restrictive covenants, liens and other matters set forth in Book 7564, Page 1, declaration of covenants, conditions and restrictions for Harpeth Trace Estates of record in Book 5120, page 208, Book 5120, page 918, as corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357 and Book 6274, page 148, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Linda K. Nelson by Peter Veruki as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 653 Harpeth Trace Drive, Nashville, Tennessee

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 this 27th day of February, 1995.

Linda K. Nelson

Linda K. Nelson, By: Peter Veruki, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227500.00

James D Pittwell

Affiant

Sworn and subscribed before me on the 27th day of February, 1995

Notary Public

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

BOOK 9605PG304

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 **Peter Veruki**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Linda K. Nelson**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of February, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Linda K. Nelson

TO: James D. Petrucelli

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Peter Veruki, Affiant

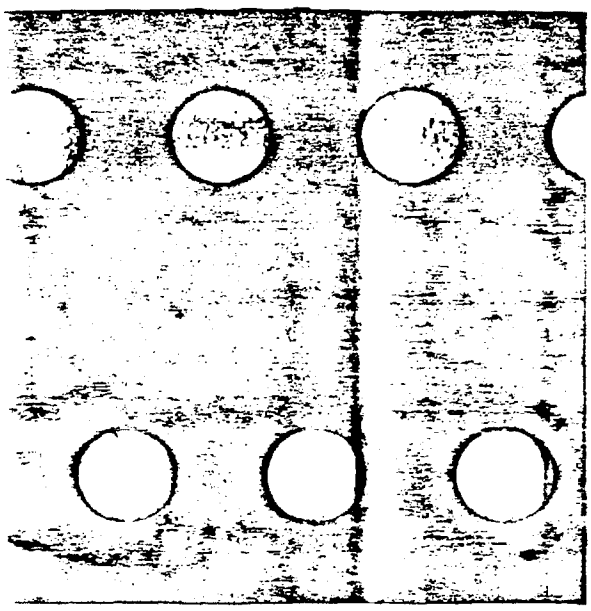
Sworn to and subscribed before me this

27th day of February, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

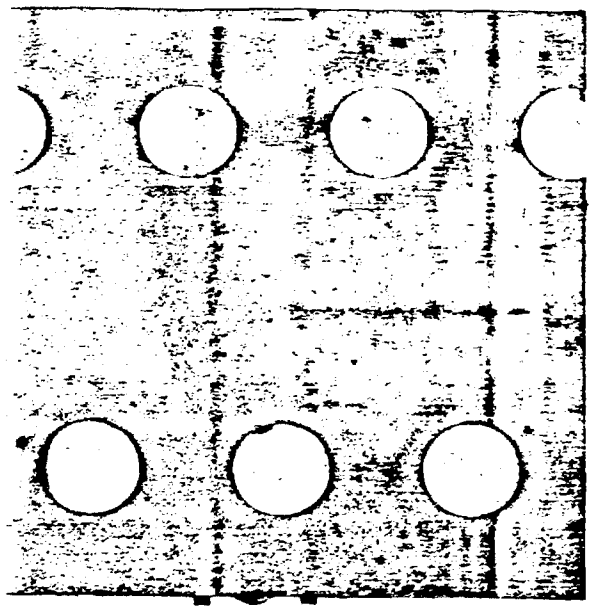
RECEIVED OF _____

FOR _____

BOOK 9605 PG 305

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 227500.00
CON TX 841.75
PRFEE 1.00
WDEED 12.00
TOTAL 854.75
CHECK 854.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. & REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

No. 885170