BOOK 9661 PG 48

56866

IDENTIFICATION REFERENCE

95 MAY -2 AM 11:17

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36343
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard K. Hunter 1919 Capers Avenue Nashville, TN 37212	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 104-08-F-11 22W 2274

6690 05/02 0101 03CHECK 438.50

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 **David J. Loffredo, a single person, and John Loffredo and spouse, Nancy Loffredo,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard K. Hunter, 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 11, also designated as Unit No. 1919 on the plan of Old Town Condominiums, as set out in Book 6625, page 891 (952) and re-recorded in Book 6639, page 116, Register's Office for said County and to which Exhibit "C" reference is hereby made for a complete description thereof.

BEING the same property conveyed to David J. Loffredo and John Loffredo and Nancy Loffredo by deed from S. C. W. Construction Company, Inc. of record in Book 6888, page 791, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6625, Page 891, re-recorded in Book 6639, page 116, amended in Book 6690, page 840 and Book 6691, page 1, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of John Loffredo and Nancy Loffredo by David J. Loffredo 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. John Loffredo and John L. Loffredo are one and the same person. Nancy Loffredo and Nancy B. Loffredo are one and the same person.

This is improved property, known as: 1919 Capers Avenue, Nashville, TN 37212

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 28th day of April, 1995.

David J. Loffredo

John Loffredo, By: David J. Loffredo, Atty-In-Fact

Nancy Loffredo, By: David J. Loffredo, Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of April, 1995, before me the undersigned authority, personally appeared **David J. Loffredo**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

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: $ 115000.00

Affiant

Sworn and subscribed before me on the 28th day of April, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

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 **David J. Loffredo**, 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 **John Loffredo and Nancy Loffredo**, 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 28th day of April, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

My Commission Expires: My Commission Expires 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: David J. Loffredo and John Loffredo and Nancy Loffredo

TO: Richard K. Hunter

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.

David J. Loffredo, Affiant

Sworn to and subscribed before me this

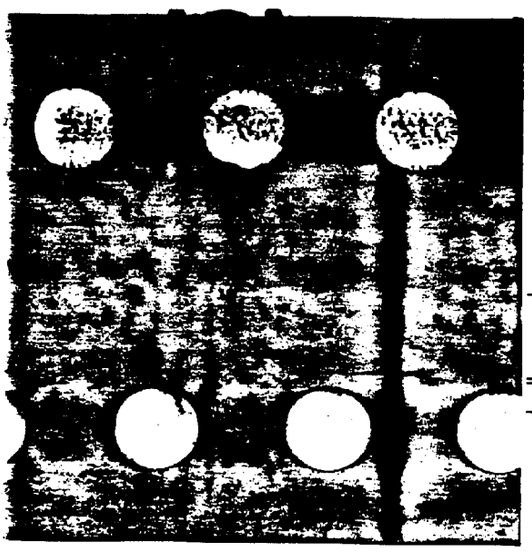
28th day of April, 1995.

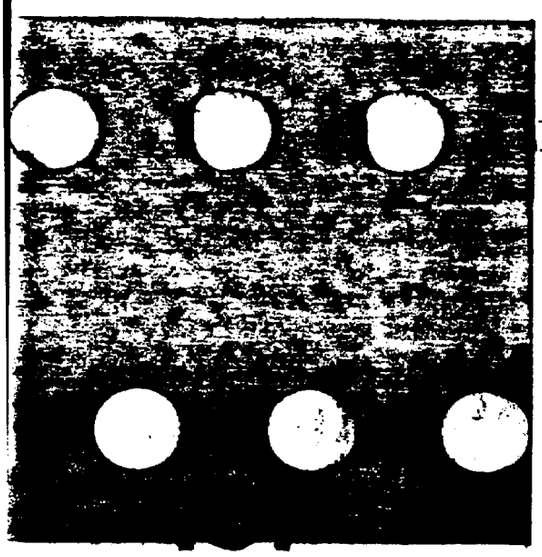
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:_____

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





RECEIVED OF _____

FOR _____

BOOK 9661 PG 51

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL 438.50
CHECK 438.50

05/02/95 01 11:20 0001 6690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56866
IDENTIF. ↑ REFERENCE

95 MAY -2 AM 11: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906113