Record and Return to:
Saturn & Mazer
File Box "7"
File #32955

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

BOOK 9661 PG 742

ADDRESS NEW OWNER:
Bruce Sudano and Donna Sudano
914 Overton Lea Road
Nashville, TN 37220

SEND TAX BILL:
First Republic Mortgage Corp.
6012 Wilmington Pike
Dayton, Ohio 45459

MORTGAGEE:
FIRST REPUBLIC CORPORATION
6012 Wilmington Pike
Dayton, Ohio 45459

MAP AND PARCEL:
MAP 146-05
GROUP
PARCEL 27

5873 05/02 0101 03CHECK 4449.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vito K. Rocco and wife, Carol L. Rocco, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bruce Sudano and wife, Donna Sudano, 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:

> Lot No. 3, on the Plan of Everett H. Lowe Subdivision, of record in Book 8250, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Vito K. Rocco and wife, Carol L. Rocco, by deed from Everett H. Lowe and wife, Barbara A. Lowe, as of record in Book 8579, page 754, Register's Office for Davidson County, Tennessee.
>
> The legal description set forth herein is the same as used in the prior conveyance.

This is improved property known as 914 Overton Lea Road, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bruce Sudano and wife, Donna Sudano, their heirs and assigns,

forever; and we, Vito K. Rocco and wife, Carol L. Rocco, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9661 PG 743

Witness our hands this the 27th day of April, 1995.

Vito K. Rocco

Carol L. Rocco

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vito K. Rocco and wife, Carol L. Rocco, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 11/28/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 1,200,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of April, 1995.

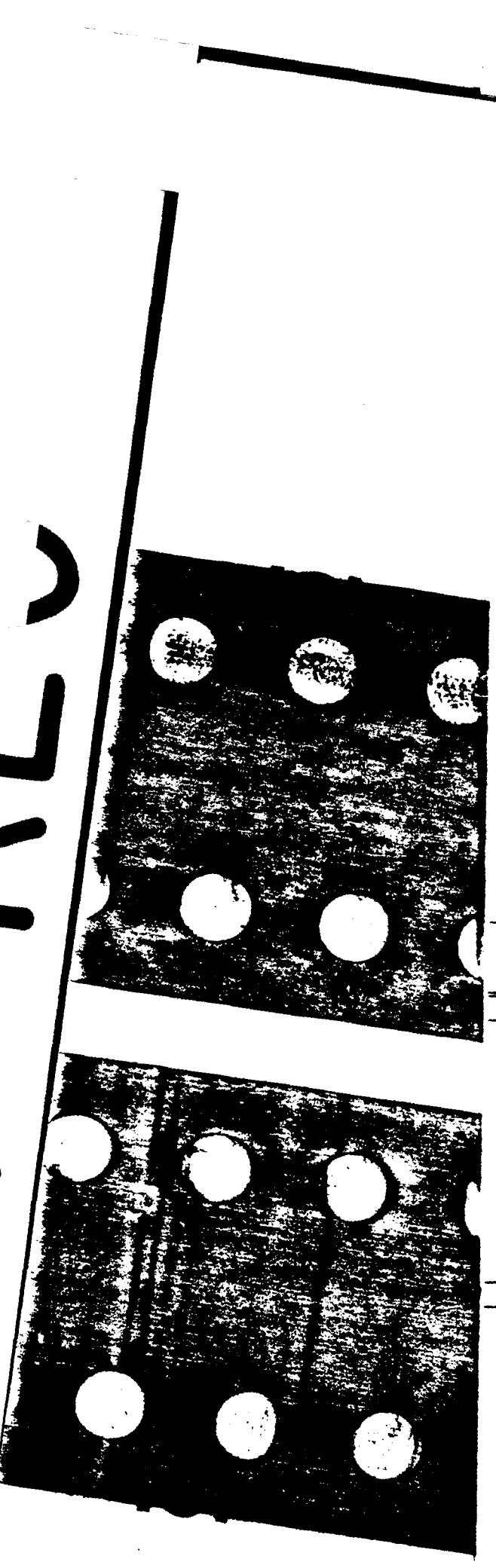
NOTARY PUBLIC

My Commission Expires: 11/28/98

C:\WP51\WORK\CLOSINGS\YMS95242.WD

95 MAY -2 PM 3:09
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

57040
IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9661 PG 744

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 1200000.00
CON TX 4440.00
PRFEE 1.00
MDEED 8.00
TOTAL 4449.00
CHECK 4449.00

05/02/95 01 15:13 0001 6873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57040
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 9062