BOOK 9682 PG 212

97 DEC 23 AM 11:07

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IDENTIFICATION REFERENCE

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: (kd) Title No: 36529
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leslie M. Giallombardo James A. Giallombardo 1100 Crater Hill Drive Nashville, Tennessee 37215	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 144-03-008

1267.50

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 **Beverly S. Anderson and spouse, Dodge Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leslie M. Giallombardo and spouse, James A. Giallombardo,** 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. 31 on the plan of Chickering Hills, Section One, of record in Book 2331, page 8, Register's Office for said County.

SAID Lot No. 3, which is a corner lot, fronts 184.60 feet on the southwesterly margin of Lynnwood Boulevard and fronts 250.0 feet on the broken southeasterly margin of Crater Hill Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 345.6 feet on the southeasterly line and 243.94 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Beverly S. Anderson, unmarried, by deed from Lynn Hewes Lance, unmarried, of record in Book 9367, page 124, said Register's Office.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Dodge Smith, spouse of Beverly S. Anderson, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This instrument is executed on behalf of Beverly S. Anderson and Dodge Smith by Gail Smithwick 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: 1100 Crater Hill Drive, Nashville, Tennessee 37215

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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 23rd day of May, 1995.

Beverly S. Anderson

Beverly S. Anderson, By: Gail Smithwick, Atty-In-Fact

Dodge Smith

Dodge Smith, By: Gail Smithwick, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 339000.00

Leslie Gallombardo
Affiant

Sworn and subscribed before me on the 23rd day of May, 1995.

Christy Wilkins Ivey
Notary Public

My Commission Expires:

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

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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 **Gail Smithwick**, 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 **Beverly S. Anderson and Dodge Smith**, 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 23rd day of May, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Beverly S. Anderson

TO: Leslie M. Giallombardo and James A. Giallombardo

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.

Gail Smithwick

Gail Smithwick, Affiant

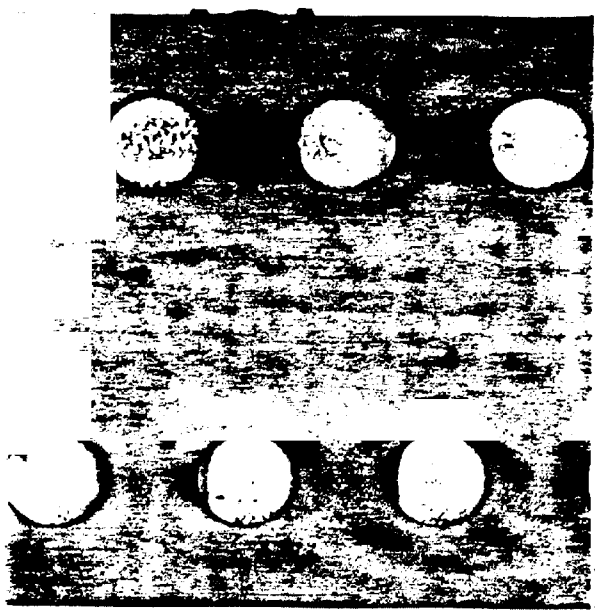
Sworn to and subscribed before me this

23rd day of May, 1995.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96



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

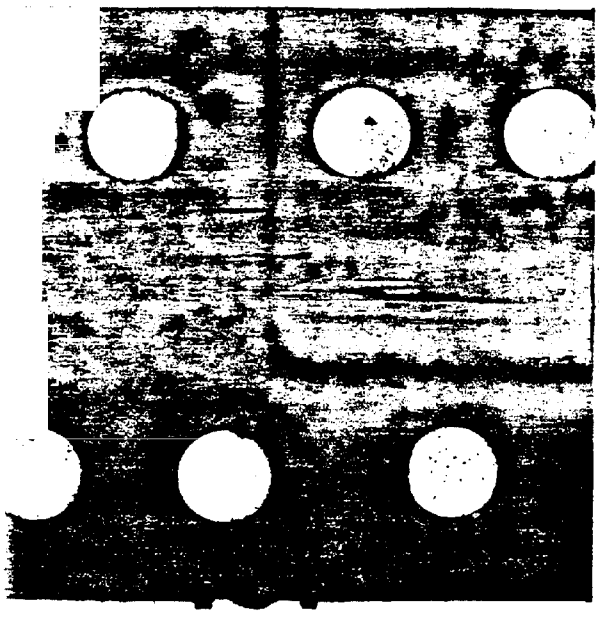
RECEIVED OF _____

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
339000.00
DON TX 1254.30
PRFEE 1.00
WDEED 12.00
TOTAL 1267.30
CHECK 1267.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/95 01 11:11 0001 4867

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IDENTIF. ↑ REFERENCE

95 MAY 26 AM 11:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914198