THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9685PG 29

The actual consideration or value, whichever is greater, for this transfer is $ 85,900.00

Ornella Zoia
Affiant

Subscribed and sworn to before me, this 26th day of May 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ORNELLA ZOIA 1104 Forrest Avenue Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 83-9 PARCEL 124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND NINE HUNDRED AND NO/100---------- ($ 85,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MICHAEL K. HESTER, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ORNELLA ZOIA, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 25 in the Bransford McWhirter Resubdivision of the Allison Plan of record in Book 161, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 50.0 feet on the southerly side of Forrest Avenue and extends back between lines 156.6 feet on the westerly side and 160.0 feet on the easterly side to an alley in the rear on which it measures 50.0 feet.

BEING part of the same property conveyed to Michael K. Hester, unmarried, by deed from Edna L. Harris, married, of record in Book 9360, page 195, Register's Office for Davidson County, Tennessee.

This is improved property known as 1104 Forrest Avenue, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford McWhirter ReSub of the Allison Plan of record in Book 161 , page 109 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of May, 19 95.

MICHAEL K. HESTER

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MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MICHAEL K. HESTER, UNMARRIED, the 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 and official seal this 26th day of May, 19 95.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

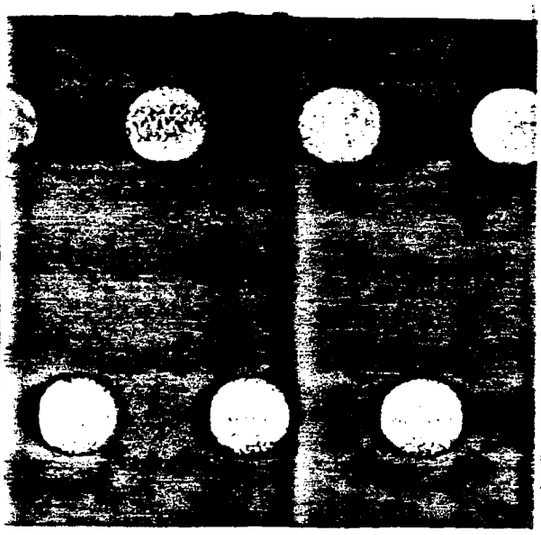
0065186

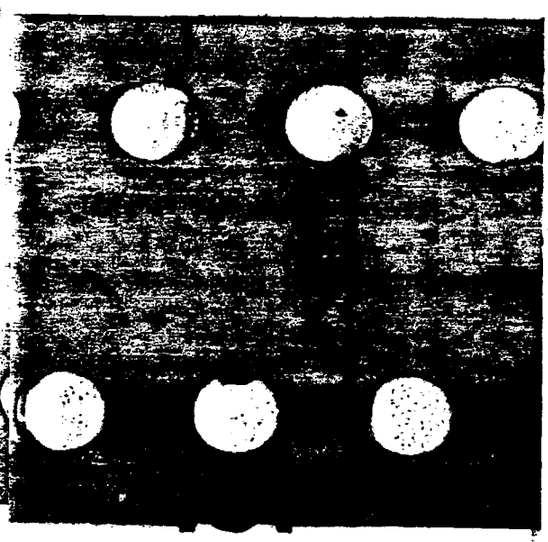
IDENTIF. & REFERENCE

95 MAY 31 AM 9:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5893 05/31 0101 03CHECK 326.83





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	85900.00
CON TX	317.83
PRFEE	1.00
MDEED	8.00
TOTAL	326.83
CHECK	326.83

05/31/95 01 09:34 0001 5893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065186
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915212