0070308

IDENTIF. & 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

95 JUN 15 PM 1:30

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36460
Dav. Co. File: Box 8

BOOK 9702 PG 650

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Louis J. De Felice Rachel S. De Felice 227 Leonard Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-13-66 26W 8600

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 **Elizabeth D. Sherburne, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louis J. De Felice and spouse, Rachel S. De Felice,** 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. 34, Block G, in Bransford Realty Company's Subdivision, of record in Book 547, page 53, of certain lots Blocks E, F and G, in Whitland Realty Company's Subdivision of record in Book 332, page 141, said Register's Office.

SAID Lot No. 34 fronts 60 feet on the westerly side of Leonard Avenue and runs back between parallel lines, 200 feet to a dead line in the rear.

TOGETHER with as an appurtenance hereto that certain easement for driveway purposes granted of record in Book 6335, page 453, said Register's Office.

BEING the same property conveyed to Donald W. Sherburne and wife, Elizabeth D. Sherburne, by deed from Gordon D. Kaufman and wife, Dorothy W. Kaufman, of record in Book 3830, page 100, said Register's Office. By Quitclaim Deed of record in Book 9520, page 414, said Register's Office, the said Donald W. Sherburne conveyed his interest in subject property to Elizabeth D. Sherburne.

Donald W. Sherburne, the spouse of Elizabeth D. Sherburne, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 227 Leonard Avenue, Nashville, TN 37205

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 14th day of June, 1995.

Elizabeth D. Sherburne

Donald W. Sherburne

State of Tennessee
County of Davidson

On this 14th day of June, 1995, before me the undersigned authority, personally appeared **Elizabeth D. Sherburne and Donald W. Sherburne**, 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 NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96

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: $ 240000.00

Affiant

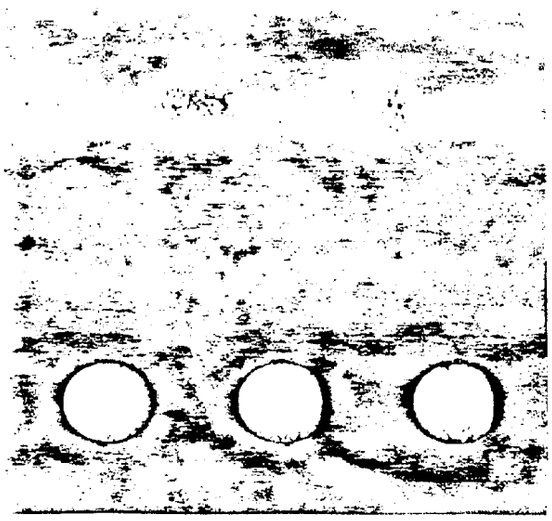
Sworn and subscribed before me on the 14th day of June, 1995.

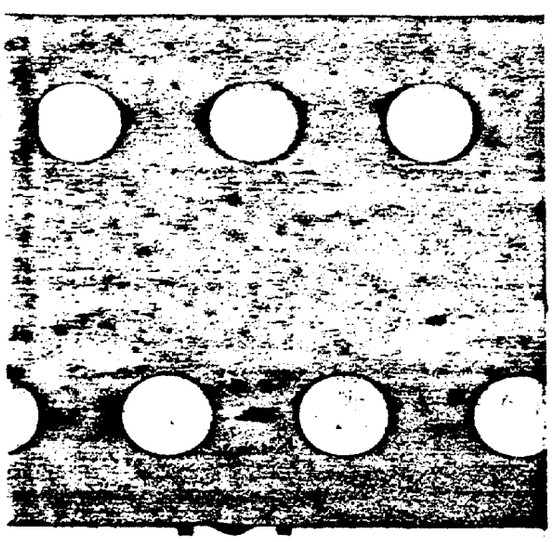
Notary Public

My Commission Expires:

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

1472 06/15 0101 03CHECK 897.00





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

RECEIVED OF _____

FOR _____

BOOK 9702 PG 652

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 240000.00
CON TX 888.00
PRFEE 1.00
WDEED 8.00
TOTAL 897.00
CHECK 897.00

06/15/95 01 13:34 0001 1472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0070308
IDENTIF. ↑ REFERENCE

95 JUN 15 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 920708