WARRANTY DEED

BOOK 9723 PG 14

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERTO A. BRANCHIZIO		162-5
(NAME)	(NAME)	
321 Eulala Circle		259
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211		SDU40774
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHARLES A. DERR AND WIFE, DOROTHY A. DERR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERTO A. BRANCHIZIO

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Resubdivision of Lots 132 thru 136 Section 3 Hickory Valley Subdivision, as of record in Plat Book 4300, page 188, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles A. Derr and wife, Dorothy A. Derr by deed from Walter B. Person and wife, Patricia Elaine Person of record in Book 8287, page 506, said Register's Office.

This conveyance is made subject to : (1) 1995 Taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4604, age 526; and (3) All matters appearing on the Plan of record in Plat Book 4300, page 188, said Register's Office.

007504

IDENTIF. ↑ REFERENCE

95 JUL -6 AM 8:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8301 07/06 0101 03CHECK 400.83

This is improved (X) unimproved ( ) property, known as 321 Eulala Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21 day of June, 1995

Charles A. Derr
CHARLES A. DERR

Dorothy A. Derr
DOROTHY A. DERR

BOOK 9723 PG 15

STATE OF Oklahoma
COUNTY OF Muskogee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. CHARLES A. DERR with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of June, 19 95.

My commission expires 11-26-98 Notary Public Sandy J. Jackett

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY A. DERR, with whom I am personally acquaitned, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of June, 1995

My Commission Expires: 11/20/96

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Roberto Branchizio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 1995.

MY COMMISSION EXPIRES: My Commission Expires MAY 23, 1998
(AFFIX SEAL)

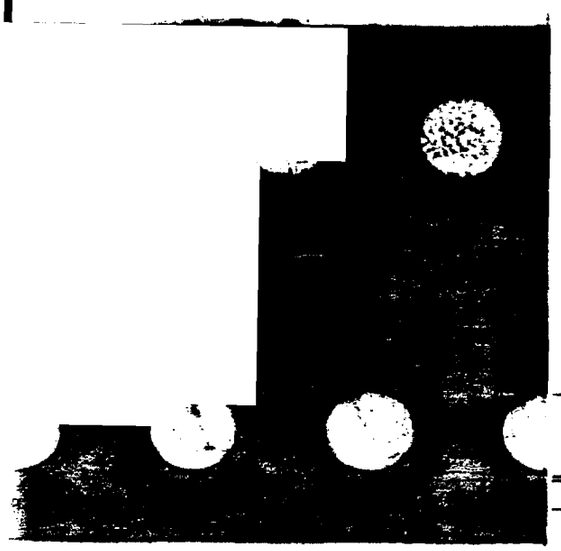
Notary Public

WARRANTY DEED

FROM CHARLES A. DERR AND WIFE, DOROTHY A. DERR

TO ROBERTO A. BRANCHIZIO

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

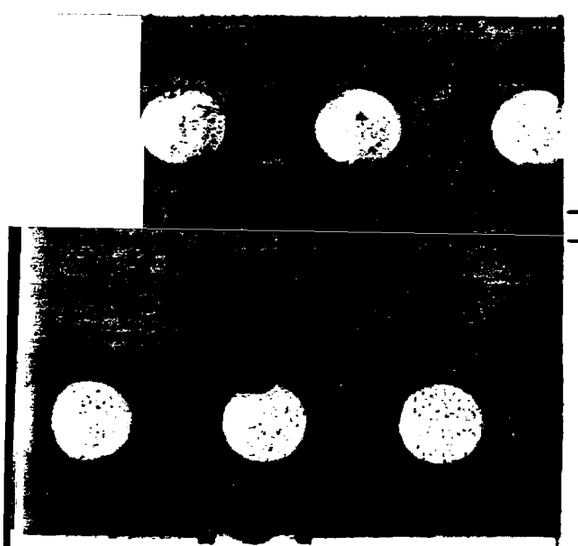
RECEIVED OF _____

FOR _____

BOOK 9723 PG 16

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 105900.00
CON TX 391.83
PRFEE 1.00
WDEED 8.00
TOTAL 400.83
CHECK 400.83

07/06/95 01 08:33 0001 8301

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076504
IDENTIF. ↑ REFERENCE

95 JUL -6 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927444