BOOK 9730 PG 45

Bk 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Kramer	Columbia National, Incorporated	172-03-0-B
(NAME) 633 Magnolia Lane	(NAME) P.O. Box 3050	60
(ADDRESS) Nashvillle, TN 37211	(ADDRESS) Columbia, Maryland 21045-6050	6DU83041
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gregory S. Aiello and wife, Shawna M. Aiello

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas A. Kramer and wife, Carolyn M. Kramer

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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of The Woodlands Phase 2, P.U.D. of record in Plat Book 6900, Page 635, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gregory S. Aiello and wife, Shawna M. Aiello by deed of record in Book 9338, Page 144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Gregory S. Aiello by Shawna M. Aiello as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9730, Page 44, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 633 Magnolia Lane, Nashvillle, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of July 1995

Gregory S. Aiello Gregory S. Aiello

By: Shawna M. Aiello Shawna M. Aiello

Shawna M. Aiello, Attorney-in-fact Shawna M. Aiello

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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 Gregory S. Aiello and wife, Shawna M. Aiello

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 10th day of July 19 95.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this July 10, 1995 before me personally appeared Shawna M. Aiello, the person who executed the foregoing instrument on behalf of Gregory S. Aiello, and acknowledged that she executed the same as the free act and deed of the said Gregory S. Aiello, through Power of Attorney granted her by the said Gregory S. Aiello.

Notary Public

Commission Expires: 10-9-95

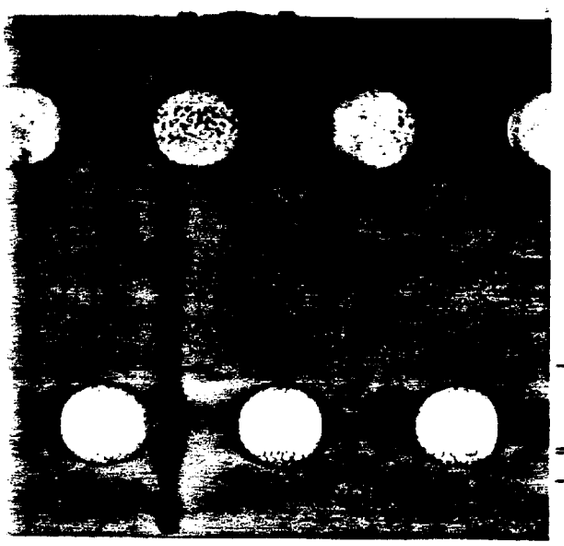
95 JUL 13 PM 12:57
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

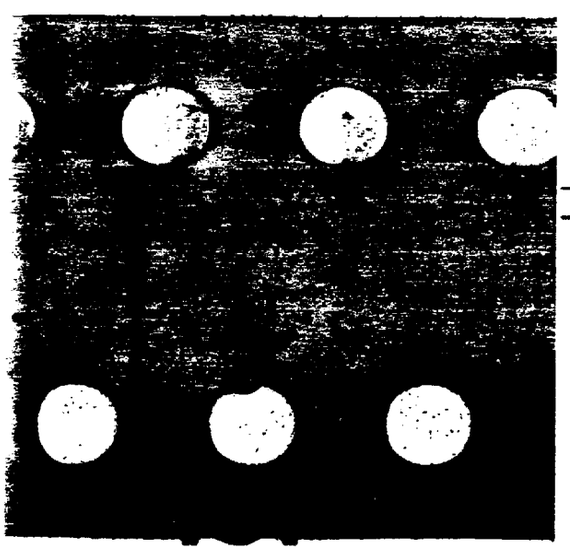
0815 07/13 0101 03CHECK

IDENTIF. & REFERENCE

00078764

552





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	
				147000.00
			DON TX	543.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	552.90
			CHECK	552.90
07/13/95	01		13:00 0001	0815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078764
IDENTIF. ↑ REFERENCE

95 JUL 13 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929929