0080539

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 JUL 20 AM 9:47

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd/ljh) Title No: 36728
Dav. Co. File: Box 8

BOOK 9735 PG 499

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Albert DeNunzio, III Ann S. DeNunzio 145 Haverford Drive Nashville, TN 37205	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0353

TAX MAP-PARCEL NUMBERS: 115-16-84

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 **Phillip B. Jones and spouse, Mary T. Jones,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Albert DeNunzio, III and spouse, Ann S. DeNunzio,** 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. 25 on the plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for said County.

SAID Lot No. 25 fronts 93.0 feet on the southerly margin of Haverford Drive and extends back 181.9 feet on the westerly line and 179.9 feet on the easterly line to a dead line in the rear, measuring 93.0 feet thereon.

BEING the same property conveyed to Phillip B. Jones and wife, Mary T. Jones by deed from Matthew F. Habenicht and Margaret M. Freeman, both unmarried persons, of record in Book 8414, page 833, Register's Office for Davidson County, Tennessee.

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.

Release of fence encroachment is attached as Exhibit A.

This is improved property, known as: 145 Haverford Drive, 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 July, 1995.

BOOK 9735PG500

Phillip B. Jones

Mary T. Jones

State of Tennessee
County of Davidson

On this 14th day of July, 1995, before me the undersigned authority, personally appeared **Phillip B. Jones** and **Mary T. Jones**, 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.

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

My Commission Expires:

Notary Public

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: $ 148500.00

Affiant

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

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

My Commission Expires:

Notary Public

Exhibit A

RELEASE

BOOK 9735PG501

I, Kevin Gangaware, am the owner of the duplex located at 151 Haverford Drive, Nashville, Tennessee.

That property is adjacent to the residence and property of Phillip B. and Mary T. Jones, located at 145 Haverford Drive, Nashville, Tennessee.

Our properties are separated by a cedar wood fence. I have been informed that a portion of that fence encroaches upon the property at 151 Haverford Drive. I hereby release, Phillip B. and Mary T. Jones, together with any of their heirs, assigns and agents, of any claim arising out of the alleged encroachment.

This Release is executed as of the 12 day of July, 1995.

Kevin Gangaware

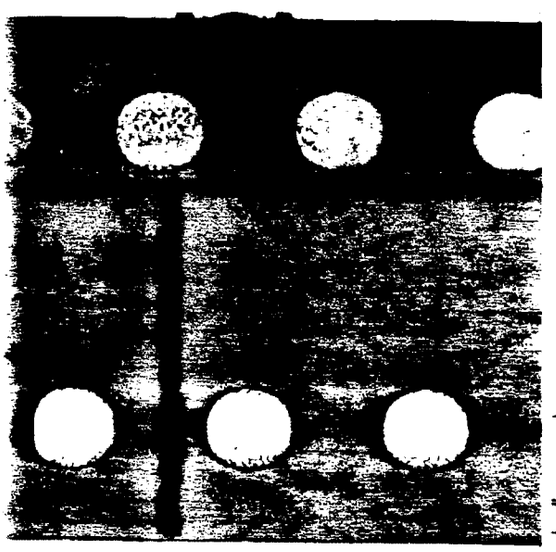
Sworn to and subscribed before me this the 12th day of July, 1995.

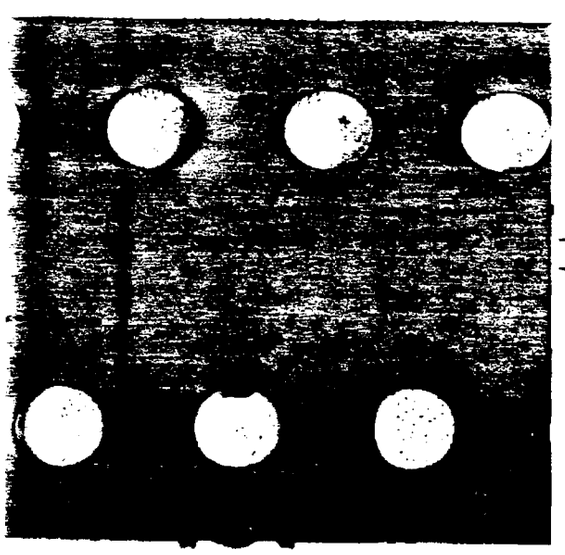
Notary Public

My Commission Expires: 6-21-98

800000lk.006

THIS IS THE LAST PAGE 582.45





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

RECEIVED OF _____

FOR _____

BOOK 9735 PG 502

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
	148500.00
CON TX	549.45
PRFEE	1.00
WDEED	12.00
TOTAL	562.45
CHECK	562.45

07/20/95 01 09:47 0001 2771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080539
IDENTIF. # REFERENCE

95 JUL 20 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 931861