BOOK 9780 PG 702

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

9153 08/31 0101 03CHECK 332.75

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
NELLIE R. ANDERSON and		104-11-G-8
STEVEN L. ANDERSON, a	Same	Field Book
single person,		No. 24W15283
2139-H Acklen Avenue		
Nashville, TN 37212		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

Affiant

Subscribed and sworn to before me this 30 day of August 1995.

Notary Public

My Commission Expires:
10-25-95

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FRANCIS X. SUOZZI and HELEN SUOZZI, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVEN L. ANDERSON and NELLIE R. ANDERSON, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 8, Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson County, Tennessee, as shown on a Plat of Acklen Place Condominiums recorded in Book 6250, page 450, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6561, page 954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Acklen Place Condominiums, contained in the Master Deed and Bylaws appended thereto, recorded in Book 6561, page 954, Register's Office for said county, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Francis X. Suozzi by deed from Haury & Smith Contractors, Inc. of record in

Book 6730, page 650, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to real estate taxes for calendar year 1995, which are a lien not yet due and payable.

Helen Suozzi joins in this conveyance solely for the purposes of conveying whatever rights, if any, she may have as the spouse of Francis X. Suozzi

This is improved property known as 2139-H Acklen Avenue, Nashville, TN 37212, Davidson County, Tennessee.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1995 which the Grantees herein assumes and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of August, 1995.

Francis X Suozzi by Kenneth B. Tilly Power of Attorney
Francis X. Suozzi

Helen Suozzi by Kenneth B. Tilly Power of Attorney
Helen Suozzi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of August, 1995, before me personally appeared FRANCIS X. SUOZZI and HELEN SUOZZI, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of August, 1995.

Notary Public

My Commission Expires:

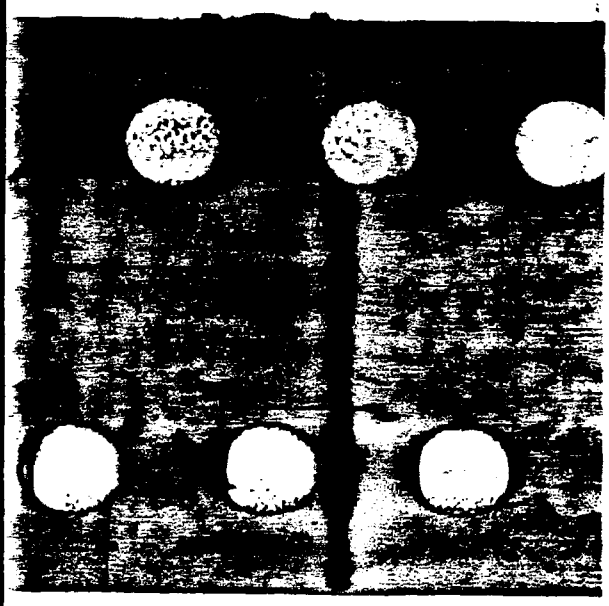
10-25-95

PICK-UP

kwb/re/disc/fran.wd/2262-500

00095701
IDENTIF. & REFERENCE

95 AUG 31 PM 3:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9780 PG 704

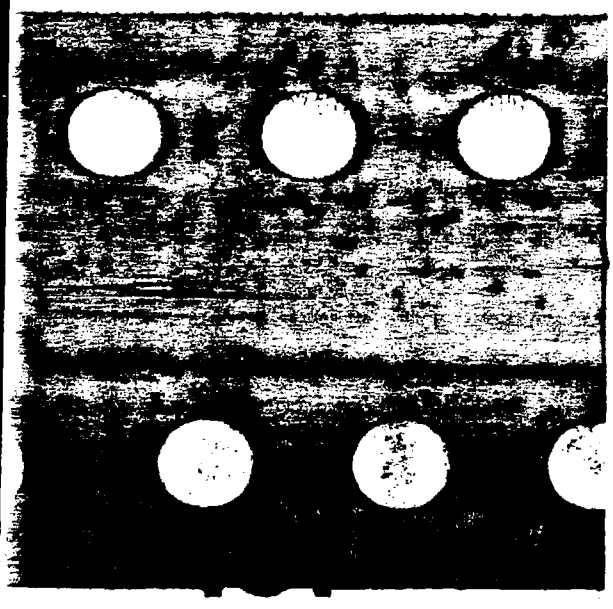
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

08/31/95 01 15:07 0001 9158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00095701
IDENTIF. # REFERENCE

95 AUG 31 PM 3:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948071