BOOK 9782PG473

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

MID-STATE FINANCIAL SERVICES,INC
2021 RICHARD JONES ROAD
NASHVILLE, TN 37215

NAME OF MORTGAGEE:

MID-STATE FINANCIAL SERVICES,INC
2021 RICHARD JONES ROAD
NASHVILLE, TN 37215

ADDRESS NEW OWNERS:

DAVID M. KERINS
1312 HILDRETH DRIVE
NASHVILLE, TN 37215

MAP 131-14 GROUP _____, PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY TWO THOUSAND & NO/100 ($192,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, MARC T. TRONZO AND WIFE, KELLY M. TRONZO has this day bargained and sold and does hereby transfer and convey unto DAVID M. KERINS AND WIFE, TRACY KERINS, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 355, on the Plan of Seven Hills, Section VIII, as of record in Book 3300, page 14, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marc T. Tronzo and wife, Kelly M. Tronzo by warranty deed of Harry L. Greene and wife, Janet S. Greene and Cheryl Greene of record in Book 9194, page 303, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said DAVID M. KERINS AND WIFE, TRACY KERINS, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said DAVID M. KERINS AND WIFE, TRACY KERINS, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1995 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Map 131-14 Parcel 89

2. Restrictive covenants contained in instrument of record in Book 3277, page 609, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Seven Hills, Section VIII, of record in Plat Book 3300, page 14, Register's Office of Davidson County, Tennessee, including the following: (a) 125 foot setback line from Hildreth Drive; (b) 10 foot utility easement across the rear of said lot; (c) 2.5' x 25' anchor easement located at the southeast and southwest corners of said lot.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said DAVID M. KERINS AND WIFE, TRACY KERINS, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 31st day of August, 1995.

MARC T. TRONZO

By: Marc T. Tronzo by Kelly M. Tronzo
KELLY M. TRONZO, ATTORNEY-IN-FACT

Kelly M. Tronzo
KELLY M. TRONZO

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, KELLY M. TRONZ, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 31 day of August, 1995.

(SEAL)

NOTARY PUBLIC

My Commission Expires:
11-1-95

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly M. Tronzo, Attorney-in-Fact for Marc T. Tronzo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Marc T. Tronzo, as the free act and deed of the said Marc T. Tronzo, for the purposes therein contained; said Power of Attorney of record in Book 9782, page 472, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee on this the 31 day of August, 1995.

(SEAL)

NOTARY PUBLIC

My Commission Expires:
11-1-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9782 PG 475

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

David M. Hopkins

Sworn to and subscribed before me, on this the 31st day of August, 1995.

(SEAL)

, Notary Public

My Commission Expires:

11-7-96

NOTARY PUBLIC AT LARGE OF TENNESSEE

9702 09/01 0101 03CHECK 723.40

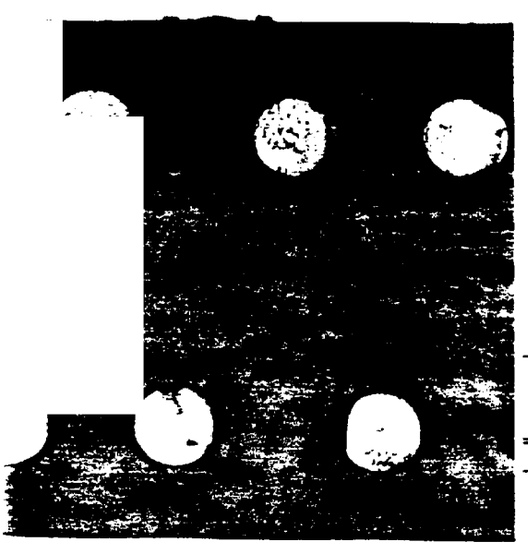
0096200

RECEIVED FOR REFERENCE

95 SEP -1 PM 2:17

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

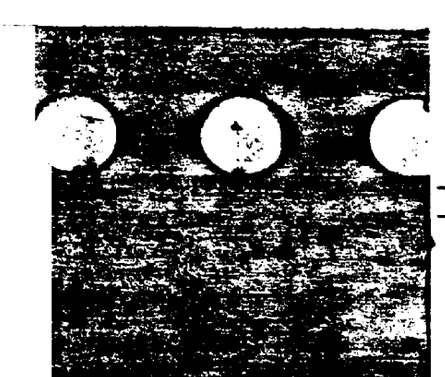
RECEIVED OF _____

FOR _____

BOOK 9782 PG 476

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
	192000.00
CON TX	710.40
PRFEE	1.00
WDEED	12.00
TOTAL	723.40
CHECK	723.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9702

0096200
IDENTIF. & REFERENCE

95 SEP -1 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948609