BOOK 9783 PG 858 Ex 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00
Raymond A Minardi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 95

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 27, 1999

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond A. Minardi (NAME)	Chemical Residential Mortgage (NAME)	6DU-81133
4800 Trousdale Drive (ADDRESS)	200 Old Wilson Bridge Rd. (ADDRESS)	146-4-189
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Worthington, OH 43085 (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, Douglas B. Flanagan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond A. Minardi and wife, Martha W. Minardi

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. 1-B on the Plan of Zone Lot Division of Lots 1, 4, 6 and 7, of Magnolia Hall, as of record in Book 5800, page 197 and amended in Book 6250, page 32, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Douglas B. Flanagan, by deed from Joseph Matthew Bennie and wife, Linda Cheryl Bennie, of record in Book 6975, Page 322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5800, page 197, amended in Book 6250, page 32; restrictions of record in Book 6213, page 359 and Book 6250, page 32; Deed of conveyance for sewer lines in Book 6218, page 126 and Book 6218, page 32; all of record in the Register's office for Davidson County, Tennessee.

095523

FILED FOR REFERENCE
SEP -5 AM 11:23
REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

9:55 09/05 0101 03CHECK 275.40

RECORDERS MEMO
LEGIBILITY OF WRITING TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 4800 Trousdale Drive, Nashville, TN 37220
(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 my hand this 31st day of August 19 95

Douglas B. Flanagan
Douglas B. Flanagan

STATE OF TENNESSEE

BOOK 9783 PG 857

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas B. Flanagan, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 1995.

Commission expires 3-27-99

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

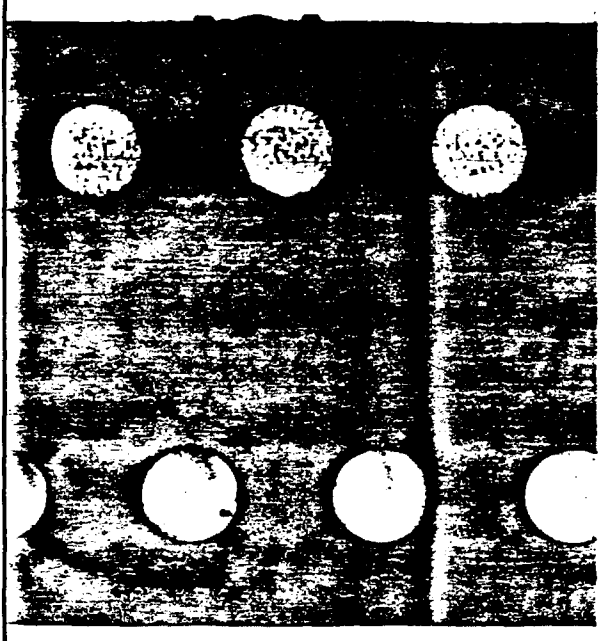
Douglas B. Flanagan

TO

Raymond A. Minardi and wife,
Martha W. Minardi

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

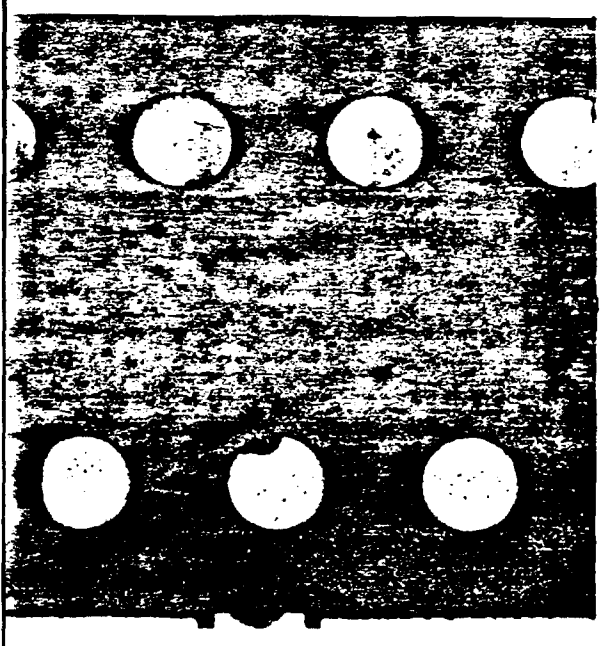
RECEIVED OF _____

FOR _____

BOOK 9783 PG 858

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	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
TOTAL	275.40
CHECK	275.40

09/05/95 01 11:25 0001 0165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0096623
IDENTIF. # REFERENCE

95 SEP -5 AM 11:23
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 949064