BOOK 9816 PG 608

THIS INSTRUMENT WAS PREPARED BY
McDonnell Dyer
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

File for 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 8-5-98
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Zito (NAME)	Paul Edward Heer (NAME)	103-04-23
4210 Idaho Avenue (ADDRESS)	1700 Nottingham Place (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37221 (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, Sarah Estelle Hatcher, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Zito and wife, Lisa S. Zito

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. 111 in Block 5 of Charlotte Park Company's First Addition which is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 111 fronts 50 feet on the northerly side of Idaho Avenue and runs back between parallel lines, and with the easterly margin of 43rd Avenue, 150 feet to an alley.

BEING the same property conveyed to Oscar Crouch and wife, Sarah Estelle Crouch by deed of record in Book 1248, page 367, Register's Office for Davidson County, Tennessee. The said Oscar Crouch has since died, leaving Sarah Estelle Crouch as the survivor of the tenancy. The said Sarah Estelle Crouch is now Sarah Estelle Hatcher, a widow.

95 OCT -3 PM 3:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0108214
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 4210 Idaho Avenue, Nashville, Tennessee 37209
(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 26th day of September 19 95

Sarah Estelle Hatcher by Kelly L. Stuck

Sarah Estelle Hatcher

STATE OF TENNESSEE
Davidson County

BOOK 9816 PG 609

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
Davidson County

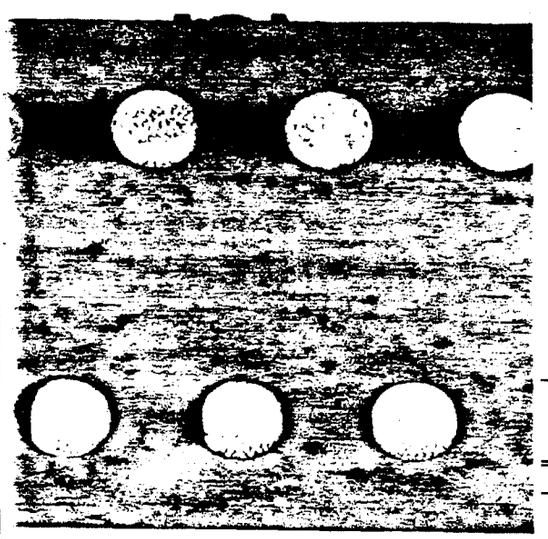
On this 26 day of September, 1995, personally appeared before me, Bunny L. Crouch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of SARAH ESTELLE HATCHER and is authorized by them to execute this instrument on their behalf, as their free act and deed.

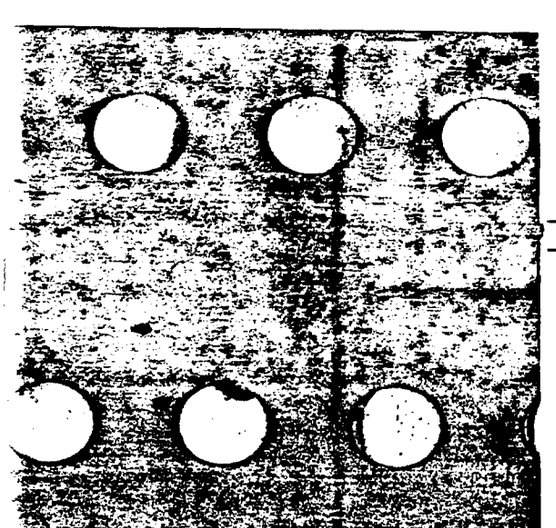
Witness my hand, at office, this 26th day of September, 1995.

_____
Notary Public

My commission expires: 6-7-99

10/03 0101 03CHECK 305.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9816 PG 610

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

10/03/95 01 15:13 0001 2510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 OCT -3 PM 3:

FELIX Z. WILSON, II
DAVIDSON COUNTY

0108214
IDENTIF. # REFERENCE

No. 961298