0109082

IDENTIF. & REFERENCE

60

BOOK 9819 PG 429

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Esquire
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 OCT -5 PM 1:21

DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner:
Shaun Mariani and Pierluigi Mariani
876 Battery Lane
Nashville, Tennessee 37220

Send Tax Bills To:
Trans Financial Mortgage Company
315 North Atlantic St
Tullahoma, TN 37388

Street Address of Subject Property:	**Map-Parcel No:**
876 Battery Lane	**Map 132-10**
Nashville, Tennessee 37220	**Parcels 8.00, 11.00 and 63.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARY ELIZABETH BRINDLEY, A WIDOW,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SHAUN MARIANI AND HUSBAND, PIERLUIGI MARIANI,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1995 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. All matters shown on the Plan of record in Book 547, page 49, Register's Office for Davidson County, Tennessee;

3. Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 6947, page 253 (Tract I), Book 6947, page 268 (Tract II), and Book 6947, page 256 (Tract III), all of record in said Register's Office.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 29th day of September, 1995.

Mary Elizabeth Brindley
MARY ELIZABETH BRINDLEY

STATE OF TENNESSEE]
]
COUNTY OF WILLIAMSON]

On this 29th day of September, 1995, before me personally appeared Mary Elizabeth Brindley, a widow, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand at this date at Brentwood, Tennessee.

NOTARY PUBLIC

WILLIAM ARTHUR CRAIG NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires:

1-21-96

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this the 29th day of September, 1995.

NOTARY PUBLIC

My commission expires: 1-22-97

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EXHIBIT "A"

TRACT I:

A tract of land in the 7th, formerly the 11th, Civil District of said County, being the northerly part of Lot No. 20B on the Plan of Oak Hill Subdivision No. 1, as of record in Book 547, page 49, Register's Office for said County, as follows:

Beginning at the common corner of Lots Nos. 20A, 20B, 45 and 46 on said plan; thence with the line between said Lots Nos. 20B and 46, eastwardly 150 feet to the southeast corner of said Lot No. 46, said point being in the western boundary line of the A. B. Benedict 15 acre tract; thence with the western boundary line of said Benedict tract, south 2-3/4° west 224-1/2 feet to a point in the northern boundary line of the property conveyed to Thomas Bradford Brindley and wife, by deed from Anne S. Benedict, of record in Book 1677, page 249, said Register's Office; thence north 72° 30' west 150 feet, more or less, to the eastern boundary line of said Lot No. 20A; thence with the line between said Lots Nos. 20A and 20B, north 2-1/2° east 194 feet to the point of beginning.

Being the same property conveyed to Thomas Bradford Brindley and wife, Mary Elizabeth Brindley by deed from Anne S. Benedict and husband, A. B. Benedict of record in Book 2038, page 383, said Register's Office. The said Thomas Bradford Brindley has since died intestate on July 18, 1975. The said property has passed to Mary Elizabeth Brindley, surviving widow of Thomas Bradford Brindley.

TRACT II:

Land in Davidson County, Tennessee, being described as follows:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, Surveyor, in December 1948, as follows:

Beginning on the northerly margin of Battery Lane at the southeast corner of the property conveyed to John D. Shirley and wife, by deed from Anne S. Benedict of record in Book 1646, page 613, Register's Office for said County; thence with the northerly margin of Battery Lane, South 70° 30' East 135 feet; thence North 2° 45' east 506 feet; thence north 70° 30' West 135 feet to Shirley's northeast corner; thence with his east line south 2° 45' West 506 feet to the northerly margin of Battery Lane, the point of beginning and containing 1.51 acres, more or less.

Being the same property conveyed to Thomas Bradford Brindley and wife, Mary Elizabeth Brindley by deed from Anne S. Benedict of record in Book 1677, page 249, said Register's Office. The said Thomas Bradford Brindley conveyed his interest in said property to Mary Elizabeth Brindley by deed of record in Book 4262, page 549, said Register's Office.

EXHIBIT "A" CONTINUED

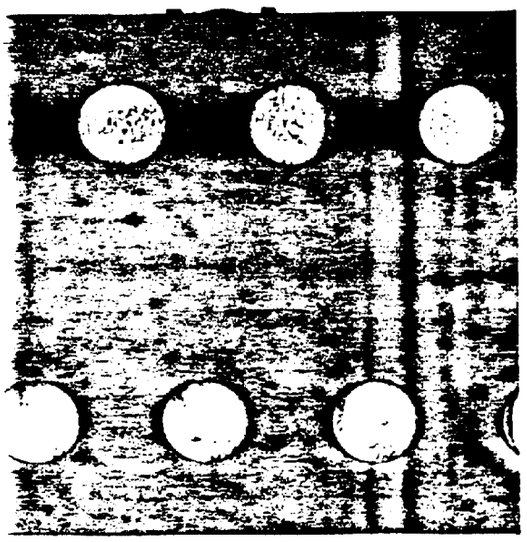
TRACT III:

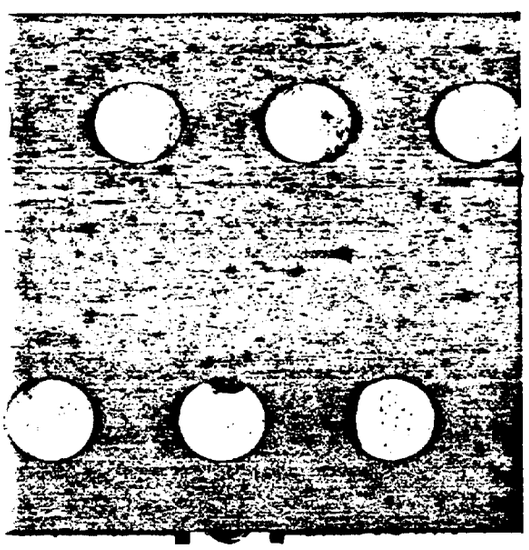
A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, October25, 1948, as follows:

Beginning at a point in the northwesterly corner of the T. B. Brindley property of record in Book 1611, page 249, Register's Office for said County, being the common northeast corner of the Capps property being herein conveyed; thence North 70 degrees 30 minutes west 135 feet to a point; thence south 2 degrees 45 minutes west 70 feet to a point; thence south 70 degrees 30 minutes 135 feet to a point in the common boundary between the Capps and Brindley property; thence north 2 degrees 45 minutes east 70 feet to the point of beginning.

Being the same property conveyed to T. B. Brindley by deed from Bernice R. Capps, a widow, of record in Book 5552, page 897, said Register's Office. The said T. B. Brindley has since died intestate on July 18, 1975, subsequently Betty Jane Brindley Chalfont and husband, Bertram H. Chalfont, Jr. and Susan Lynn Brindley Lott, unmarried conveyed their interest in said property to Mary Elizabeth Brindley, the surviving widow of T. B. Brindley, of record in Book 6560, page 973, said Register's Office.

1555 10/25 0101 03CHECK 649.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9819 PG 434

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
169900.00
CON TX 628.63
PRFEE 1.00
WDEED 20.00
TOTAL 649.63
CHECK 649.63

10/05/95 01 13:21 0001 3455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109082
IDENTIF. ↑ REFERENCE

95 OCT -5 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962229