BOOK 9830 PG 164

This Instrument Prepared by:

KIRKSEY & CRON
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Salvatore Oliveri and Simone Magaddino 209 Brevard Court Nashville, Tennessee 37211	First American National Bank First American Center Nashville, Tennessee 37237	Map 133-12 Parcel 319

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $70,000.00.

Simone Magaddino
Affiant

Subscribed and sworn to before me this 3rd day of October, 1995.

Notary Public

My Commission Expires: My Commission Expires MAR 21, 1999

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SALVATORE OLIVERI AND WIFE, CATERINA OLIVERI,** (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **SALVATORE OLIVERI AND SIMONE MAGADDINO** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 70.00 feet on the westerly margin of Brevard Court and extends back 140.20 feet on the northerly line and 146.60 feet on the southerly line to a broken line in the rear, measuring 75.00 feet thereon.

Title to the property is vested in Salvatore Oliveri and wife, Caterina Oliveri, by deed from Jessie L. Atkins and wife, Lorene B. Atkins, of record in Book 5692, page 639, said Register's Office.

This is improved property, known as 209 Brevard Court, Nashville, Tennessee 37211.

This conveyance is subject to:

1. 1995 and subsequent years property taxes which have been pro-rated and assumed by Grantees.
2. All matters appearing on the plan of record.
3. Restrictive covenants of record in Book 5303, page 873, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever.

AND **Grantors** do covenant with the said **Grantees**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be signed this 26 day of October, 1995.

Salvatore Oliveri

Caterina Oliveri

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Salvatore Oliveri and wife, Caterina Oliveri**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 26 day of October, 1995.

Notary Public

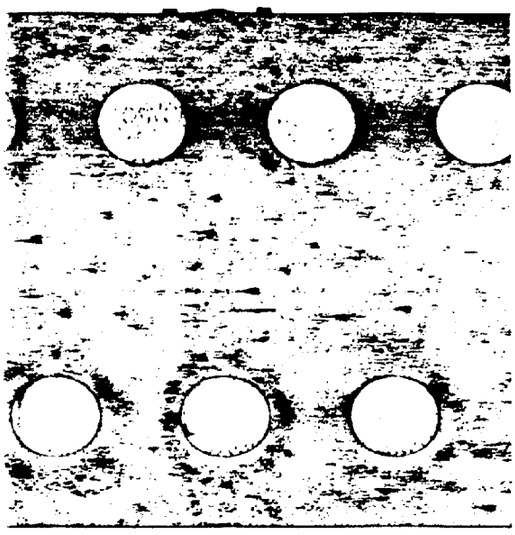
My Commission Expires:_____

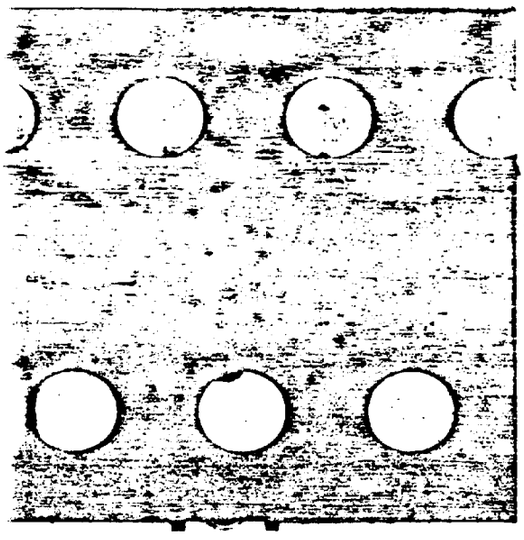
0112966
IDENTIFICATION REFERENCE

95 OCT 17 PM 2:37
FELIX E. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

TSS 10/17 2:01 03CHECK 268.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9830 PG 166

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

10/17/95 01 14:38 0001 7595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01129966
IDENTIFICATION REFERENCE

95 OCT 17 PM 2:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 966523