0124516

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 NOV 20 AM 10:46
3043 11/20 0101 03CHECK 601.00
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 37157
Dav. Co. File: Box 8

BOOK 9864 PG 253

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephan A. Jannuzzo Darra J. Jannuzzo 171 Woodmont Boulevard Nashville, Tennessee 37205	FT Mortgage Companies, d/b/a Sunbelt National Mortgage 111 Westwood Place, Ste 109 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 116-07-045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Pilkington and spouse, Lee Ann Pilkington** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephan A. Jannuzzo and spouse, Darra J. Jannuzzo,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly sixty (60) feet of the easterly 200 feet of Lot No. 153 on the plan of Kenner Manor Land Companies, Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

SAID part of Lot No. 153, fronts sixty (60) feet on the westerly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Richard Pilkington by deed from John David Curtis of record in Book 8970, page 278, Register's Office for Davidson County, Tennessee.

Lee Ann Pilkington, spouse of Richard Pilkington, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 171 Woodmont Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 1995.

Richard Pilkington **Lee Ann Pilkington**

State of Tennessee
County of Davidson

On this 17th day of November, 1995, before me the undersigned authority, personally appeared **Richard Pilkington and Lee Ann Pilkington,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

A F F I D A V I T

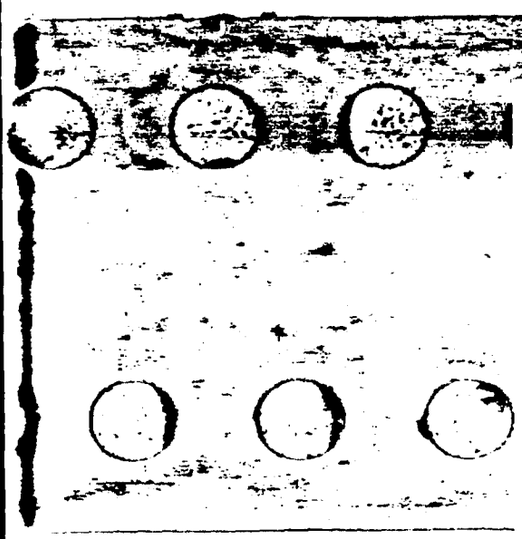
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 160000.00

Affiant

Sworn and subscribed before me on the 17th day of November, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

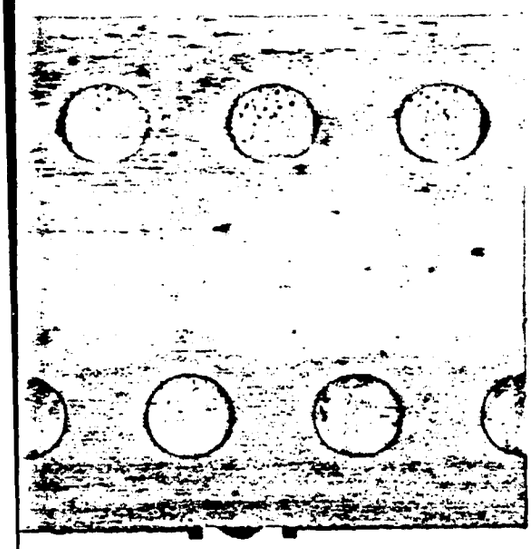
FOR _____

BOOK 9864 PG 255

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 160000.00	
			CON TX 592.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 601.00	
			CHECK 601.00	
11/20/95	01		10:48 0001 0043	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0124516
IDENTIFICATION REFERENCE

95 NOV 20 AM 10:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 978589