This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Marc Pezzolla
145 Park Circle
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
F T Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.
P. O. Box 613136
Memphis, Tennessee 38101

MAP AND PARCEL:
MAP 104-9-G
PARCEL 45 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lurton Goodpasture, III, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Marc Pezzolla ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 45, located on the upper floor of Building No. D, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, as of record in Book 6809, page 610-620, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Book 6809, pages 569 and following.
>
> Being the same property conveyed to Lurton Goodpasture, III by deed from Marshall I. Karr, Trustee with full power to mortgage, sell, convey and transfer without the joinder of any beneficiary or other party, of record in Book 7288, page 920, Register's Office for Davidson County, Tennessee.

This is improved property known as 145 Park Circle, Nashville, TN 37205.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property 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 himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of November, 1995.

Lurton Goodpasture III
Lurton Goodpasture, III

BOOK 9867 PG 514

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lurton Goodpasture, III, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $107,400.00.

Marc Puccetta
AFFIANT

Subscribed and sworn to before me
this 22nd day of November, 1995.

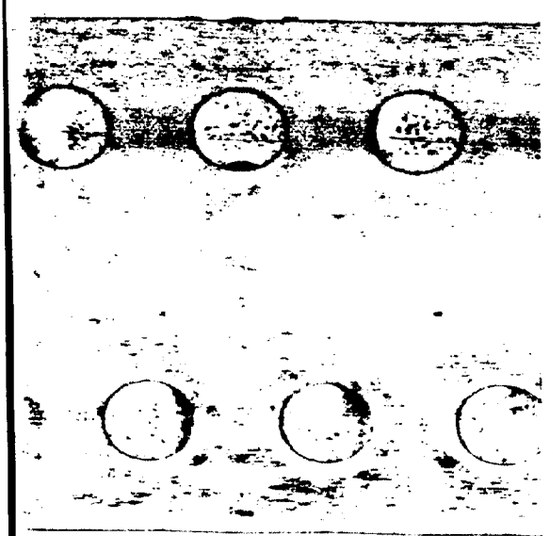
NOTARY PUBLIC

My Commission Expires: 9/15/99

1191 11/22 0101 03CHECK 406.38

0125555
IDENTIFICATION REFERENCE

95 NOV 22 PM 2:40
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

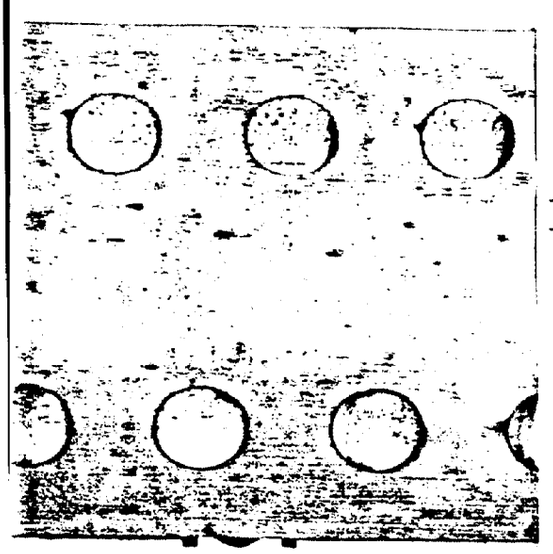
RECEIVED OF _____

FOR _____

BOOK 9867 PG 515

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 107400.00
CON TX 397.38
PRFEE 1.00
WDEED 8.00
TOTAL 406.38
CHECK 406.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/22/95 01 1414 0001 1191

0125555
IDENTIFICATION REFERENCE

95 NOV 22 PM 2:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 979724