0134860

IDENTIF. ↑ REFERENCE

23

95 DEC 22 PM 3:46

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Post Office Box 190613
Nashville, Tennessee 37219

BOOK 9898 PG 37

WARRANTY DEED

Address New Owner as Follows:	**Send Tax Bills To:**	**Map & Parcel No.**
Gerald Hemmer	same	92-120-267
1070 Leatherwood		
White Bluff, Tennessee 37187		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, RUDY MARIUTTO and TONY BERTOLI ("Grantors"), have bargained and sold and do hereby transfer and convey unto GERALD HEMMER ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being part of Lot No. 259 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:
>
> Beginning on the southerly margin of State Street, 100 feet west of the westerly margin of 19th Avenue, North; thence with the southerly margin of State Street, westwardly 50 feet to the northeast corner of the property conveyed to Wallace R. Lovell by deed of record in Book 754, page 295, Register's Office for said County; thence with Lovell's east line, southwardly 170 feet, more or less, to the notherly margin of a proposed alley; thence with the northerly margin of said alley, eastwardly 50 feet; thence northwardly 170 feet, more or less, to the southerly margin of State Street, the point of beginning.
>
> Being the same property conveyed to Rudy Mariutto and Tony Bertoli by deed from Florentine Tile & Terrazzo Company, a Tennessee corporation, of record in Book 7439, page 724, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for the following:

1. Davidson County Real Property Taxes for 1996 and subsequent years are liens which are not yet due and payable.

2. Unrecorded Lease by and between and Bertoli and Mariutto, a Tennessee partnership, as landlord, and Patrick-Wray Litho Company, Inc., a Tennessee corporation, as tenant, dated December 15, 1994.

3. Financing Statement executed by Patrick Wray Litho, Inc. of record in Book 9560, page 195, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 22 day of December, 1995.

RUDY MARIUTTO

TONY BERTOLI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rhonda W. Swanson, a Notary Public of this county, Rudy Mariutto, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of December, 1995.

Rhonda W Swanson
NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

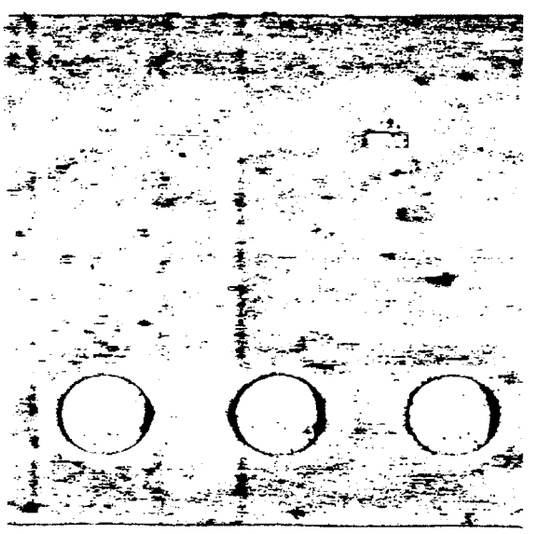
Personally appeared before me, Rhonda W Swanson, a Notary Public of this county, Tony Bertoli, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

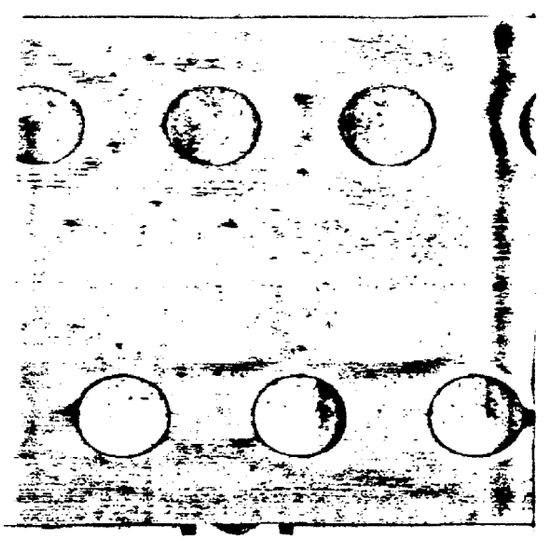
WITNESS my hand, at office, this 22nd day of December, 1995.

Rhonda W Swanson
NOTARY PUBLIC

My Commission Expires: 5/24/97

552.80 TAX 0.00 TRANSFER TAX 0.00 RECORDING FEE





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

RECEIVED OF _____

FOR _____

BOOK 9898 PG 40

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
174000.00
CON TX 643.30
PRFEE 1.00
MDEED 12.00
TOTAL 656.80
CHECK 656.80

12/22/95 01 15:48 0001 1355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134860
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 989757