BOOK 9961 PG 714

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,865.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gino J. Leone	First Investment Company	MAP 171
(NAME)	(NAME)	
242 Glenstone Circle	4300 East Broad, P. O. Box 729	GROUP 2-0-A
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Columbus, Ohio 43216	PARCEL 93CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, E. R. Barggren and wife, Christine Barggren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gino J. Leone and Christine L. Anderson, both unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 93, Building 13, on the plan of Brentwood Villa, Phase 3-B, of record in Plat Book 6900, Page 4 amended in Plat Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to E. R. Barggren and wife, Christine Barggren by deed from Radnor Homes, Inc., of record in Book 7425, Page 215, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed of record in Book 6923, Page 943, amended in Book 7035, Page 115, amended in Book 7101, Page 730, re-recorded in Book 7143, Page 18, and amended in Book 7266, Page 84, and By-Laws of record in Book 6923, Page 986, said Register's Office.

Power of Attorney of record in Book 9961, Page 713, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 242 Glenstone Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 our hand s this 28th day of February 19 96

E. R. Barggren BY HIS ATTORNEY IN FACT
E. R. Barggren

Christine Barggren BY HER ATTORNEY IN FACT
Christine Barggren

BOOK 9961 PG 715

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ian A. Levitt , 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 on behalf of E.R. Barggren and wife, Christine Barggren as their Attorney in Fact as the free act and deed of the within named E.R. Barggren and wife, Christine Barggren . Witness my hand and official seal at Nashville , Tennessee the 28th day of February, 1996 .

My Commission Expires: 5/24/97

Patricia Nicholls

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

0154812
IDENTIF. & REFERENCE

96 FEB 29 PM 12:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2739 02/29 0101 03CHECK 452663



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9961 PG 716

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 119865.00
CON TX 443.63
PRFEE 1.00
WDEED 8.00
TOTAL 452.63
CHECK 452.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2739

015481 2
IDENTIF. & REFERENCE

96 FEB 29 PM 12: 20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010877