File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9965 PG 288

ADDRESS NEW OWNER:
Marc R. Mazzone and Elizabeth R. TeSelle
616 Boscobel Street
Nashville, TN 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP AND PARCEL:
MAP 93-4
PARCEL 5
17W05695

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dorothy Sawyer, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marc R. Mazzone and wife, Elizabeth R. TeSelle , 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 Lots 38 and 39, J.S. Williams Addition Edgefield as recorded in Book 21, Page 45, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lots 38 and 39 join and front together 100 feet on the southerly margin of Boscobel Street and running back between parallel lines 175 feet to an alley.

Being the same property conveyed to Dorothy Sawyer, Unmarried , by deed from Edith M. Wise, Unmarried of record in Book 9488, Page 206, as re-recorded in Book 9965, Page 286, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Dorothy Sawyer and Bernice Sawyer is one and the same person.

This is improved property known as 616 Boscobel Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marc R. Mazzone and wife, Elizabeth R. TeSelle, their heirs and assigns, forever; and we, Dorothy Sawyer, Unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0155908
IDENTIF. & REFERENCE

96 MAR -4 AM 9:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 29th day of February, 1996.

Dorothy Sawyer

Dorothy Sawyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Sawyer, Unmarried the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

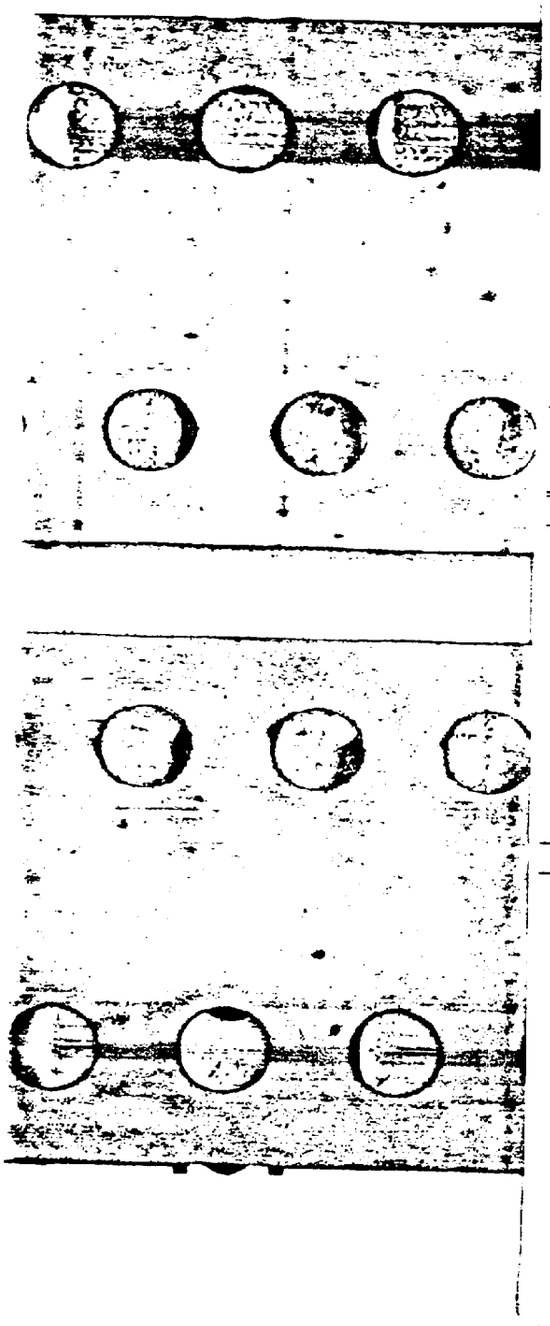
The actual value or consideration, whichever is greater, for this transfer is $ 87,500.00

AFFIANT

Subscribed and sworn to before me this 29th day of February, 1996.

NOTARY PUBLIC
My Commission Expires: 9-21-96

3893 03/04 0101 03CHECK 332.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9965 PG 290

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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

03/04/96 01 09:05 0001 3883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155908
IDENTIF. ✦ REFERENCE

96 MAR -4 AM 9:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1012006