BOOK 9986 PG 714

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

mail

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Michelle Carratu 3536 Whites Creek Pike Nashville, Tennessee 37207	Same	49-111

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hazen S. Briggs, an unmarried person ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Michelle Carratu, ("Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $38,500.00.

Michelle M Carratu
AFFIANT

Subscribed and sworn to before me this the 21st day of March, 1996.

Sarah M. Hall
NOTARY PUBLIC

My Commission expires: January 24, 1998.

This is improved property located at 3536 Whites Creek Pike, Nashville, Tennessee 37207.

And Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1996, which have been prorated between Grantor and Grantees as of this date.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the Property to said Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 21st day of March, 1996.

Hazen S. Briggs
HAZEN S. BRIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sarah M. Hill of said County, Hazen S. Briggs, 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 21st day of March, 1996.

Sarah M. Hill
NOTARY PUBLIC

My Commission expires: January 24, 1998.

NB0741/01

EXHIBIT "A"

Land in Davidson County, Tennessee described according to a Mortgage Loan Inspection by Dale and Associates dated March 12, 1996 as follows:

Beginning at an iron rod situated in the westerly margin of Whites Creek Pike, said point being the northeast corner of the herein described tract;

Thence, along said road, S 31°13'51" E, a distance of 120.00 feet to an iron rod;

Thence, along Tom & Pauline Morris property of record in Deed book 4362, Page 869, Register's Office for Davidson County, Tennessee, S 58°57'00" W, a distance of 244.99 feet to an iron rod;

Thence, N 31°13'51" W, a distance of 116.00 feet to an iron rod;

Thence, N 58°00'51" E, a distance of 245.01 feet to the point of beginning and containing 28,908 square feet or 0.664 acres of land more or less.

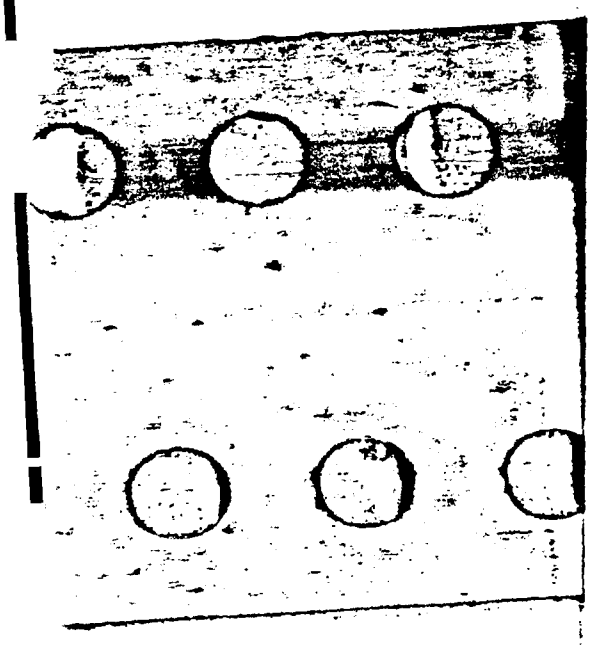
Being the same property conveyed to Hazen S. Briggs of record in Deed Book 9352, Page 827 said Register's Office. Also being Lot 6 Block "B" on the Plan of Jack Burton's Subdivision, not of record.

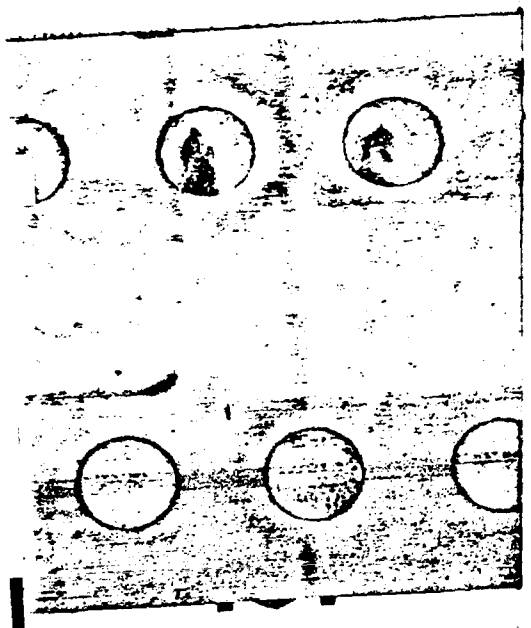
0162492
IDENTIF. ↑ REFERENCE

96 MAR 21 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NB0741/06

0987 03/21 0101 03CHECK 155.45





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

RECEIVED OF _____

FOR _____

BOOK 9986 PG 717

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 38500.00
CON TX 142.45
PRFEE 1.00
MDEED 12.00
TOTAL 155.45
CHECK 155.45

03/21/96 01 13:51 0001 0987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01624921 IDENTIF. & REFERENCE

96 MAR 21 PM 1:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019029