File 13749
File Bc.: 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9992 PG 505

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SALVATORE JOSEPH LOMBARDI (NAME)	(New Owner) (NAME)	Map 104-13-B
401 Bowling Avenue, Unit 86 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 78.00 Co.
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA71881

FOR AND IN 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, BRYCE R. HOLT, JR., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SALVATORE JOSEPH LOMBARDI, unmarried

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

Land in Davidson County, Tennessee, being Unit No. 78 on the Plan of Richmeade Place, Section Five, as of record in Plat Book 5210, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bryce R. Holt, Jr. by deed from Nancy L. Baker, a single person of record in Book 8414, page 50, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 4941, page 637 amended in Book 5036, page 338 supplemented in Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5213, page 945; (3) Common area of record in Book 5487, page 73; (4) Charter of record in Book 4942, page 633; and (5) All matters appearing on the plan of record in Plat Book 5210, page 141, Register's Office for Davidson County, Tennessee.

Sallie Holt, spouse of Bryce R. Holt, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Bryce R. Holt, Jr.

96 MAR 27 AM 11:00
FELIX Z. WALSH, REGISTER
DAVIDSON COUNTY, TN.

0164427
IDENTIF. # REFERENCE

unimproved ( )
This is improved (XX) property, known as 401 Bowling Avenue, Unit 86, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of March, 19 96

Bryce R. Holt

BRYCE R. HOLT, JR.

Sallie Holt

SALLIE HOLT

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~Davidson~~ Whitfield

9992 PG 506

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYCE R. HOLT, JR. AND WIFE, SALLIE HOLT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of March, 19 96.

My commission expires 10/22/99 Notary Public M Kay Harris

STATE OF Georgia
COUNTY OF Whitfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 22nd day of March, 19 96.

My commission expires October 22 1999 Notary Public M Kay Harris

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 19 96.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BRYCE R. HOLT, JR.

TO

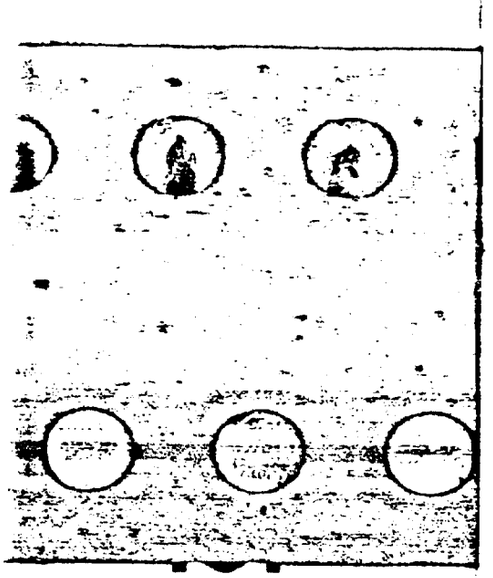
SALVATORE JOSEPH LOMBARDI

3070 03/27 0101 03CHECK 639.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9992 PG 507

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

	AMT
	170000.00
CON TX	629.00
PRFEE	1.00
WDEED	8.00
TOTAL	638.00
CHECK	638.00

03/27/96 01 11:02 0001 3070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164427
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 11:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1021097