This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

P. 10065 pg 592

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Bruce A. Gennari and wife,	SunTrust Mortgage, Inc.	Map 172
Tammy R. Gennari	P. O. Box 105277	Group 12B
2304 Peak Hill Cove	Atlanta, GA 30348-5277	Parcel 64
Nashville, TN 37211		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,500.00.

Bruce A. Gennari
AFFIANT

Sworn to and subscribed before me
this 29th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 3/11/98

96 MAY 30 AM 9:50
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0186673
IDENTIF. & REFERENCE

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, JOHN BUMPUS and wife, MAY DOUGLAS BUMPUS, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BRUCE A. GENNARI and wife, TAMMY R. GENNARI hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 152 on the Plan of Bradford Hills, Section Five, of record in Book 7900, page 6, amended in Book 7900, pages 287 & 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Bumpus and wife, May Douglas Bumpus, by Deed from Claridge Builders, Inc., of record in Book 8493, page 191, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1996 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 172, Group 12B, Parcel 64.

2. All matters shown on the Plan of Record in Book 7900, page 6, as amended in Book 7900, pages 287 and 288, said Register's Office.

3. Restrictions of record in Book 8069, page 170, made applicable to Section V in Book 8372, page 901 and Book 9242, page 187, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

5. Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

6. Open Space or common area conveyed to Bradford Hills Homeowners Association, Inc., in Quitclaim Deed of record in Book 8154, page 304, said Register's Office.

7. Deeds of conveyance for sanitary sewers of record in Book 8377, page 769, and Book 8377, page 808, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 2304 Peak Hill Cove, Nashville, TN 37211.

WITNESS our hands this 29th day of May, 1996, in Franklin, Tennessee.

John Bumpus

John Bumpus

May Douglas Bumpus

May Douglas Bumpus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

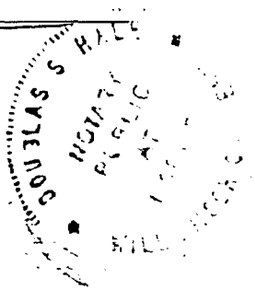
6930 05/30 0101 03CHECK 584.35

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Bumpus and wife, May Douglas Bumpus, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

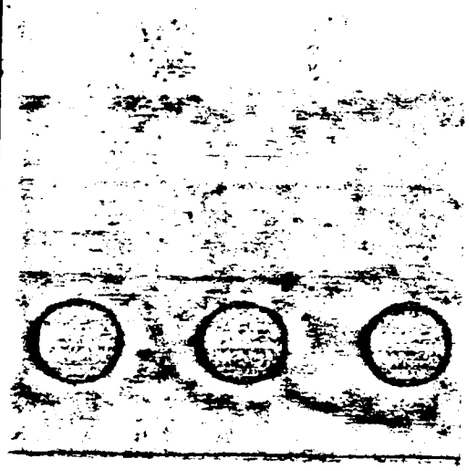
Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 1996.

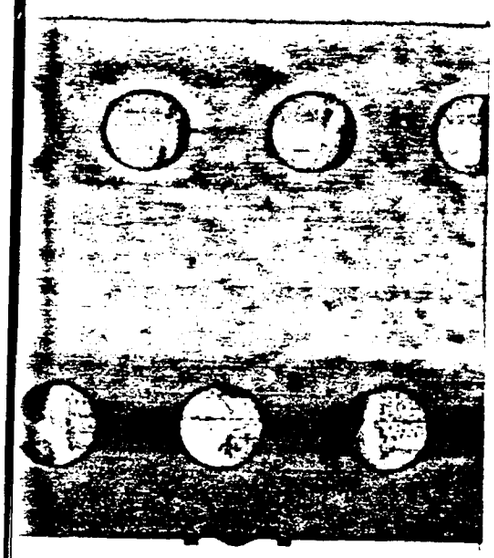
Notary Public

My commission expires: 3/11/98



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





RECEIVED OF _____

FOR _____

BOOK 10065 PG 594

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
155500.00
CON TX 575.35
PRFEE 1.00
WDEED 8.00
TOTAL 584.35
CHECK ~~584.35~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186673
IDENTIF. # REFERENCE

96 MAY 30 AM 9:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1044837