54B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF May 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN My Commission Expires NOV. 27, 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Zaio	SAME	PART OF
(NAME)	(NAME)	
9470 Highway 96 W		MAP 178
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37064		PARCEL 52
(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, Freddie D. Stromatt and wife, Lisa Stromatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul J. Zaio and wife, Janeen S. Zaio

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 a tract of land in 35th Civil District of Davidson County, Tennessee, and located along the North Margin of Highway 96 being more particularly described as follows:

BEGINNING ON AN IRON PIN IN THE NORTH MARGIN OF HIGHWAY 96, SAID PIN BEING S 60-23-40 W A DISTANCE OF 96.96 FEET FROM A CONCRETE HIGHWAY MARKER LOCATED AT MILE MARKER 637+00 AS SHOWN ON PROJECT NO. 94012-3209-14 AND 19150-3205-14 SHEET 15, DATED 1968 AND SAID PIN BEING THE SOUTHWEST CORNER OF LOT 1 OF THE FINAL PLAT OF THE STROMATT PROPERTY AS EVIDENCED IN DEED BOOK 9700 PAGE 146 (RODC), AND SAID PIN BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE;

1.) ALONG THE NORTH MARGIN OF HIGHWAY 96 AND THE SOUTH LINE OF THE HEREIN DESCRIBED PROPERTY, N 60-10-00 W A DISTANCE OF 50.00 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF RIPPEY AS EVIDENCED IN DEED BOOK 6355 PAGE 295 (RODC), AND SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE;

2.) LEAVING THE MARGIN OF HIGHWAY 96 AND ALONG THE COMMON LINE BETWEEN RIPPEY AND THE HEREIN DESCRIBED PROPERTY, N 30-42-50 E A DISTANCE OF 1896.23 FEET TO AN IRON PIN, SAID PIN BEING IN THE SOUTH LINE OF SHARP AS EVIDENCED IN DEED

CONTINUED

unimproved ( )
This is improved (X) property, known as 9470 Highway 96 W, Franklin, Tennessee 37064
(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 23rd day of May, 19 96

Freddie D. Stromatt

Lisa Stromatt

BOOK 10067 PG 262

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 Freddie D. Stromatt and wife, Lisa Stromatt

My Commission Expires NOV. 27, 1999

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that
they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville
, Tennessee, this 23rd day of May 19 96 .

Commission expires _____

Joyce Jordan
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

0187106
IDENTIF. & REFERENCE

96 MAY 30 PM 4:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

BOOK 6828 PAGE 845 (RODC), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE;

3.) ALONG THE COMMON LINE OF SHARP AND THE HEREIN DESCRIBED PROPERTY, S 82-20-10 E A DISTANCE OF 278.95 FEET TO AN IRON PIN, SAID PIN BEING NORTHWEST CORNER OF PAWLOW AS EVIDENCED IN DEED BOOK 7301 PAGE 526 (RODC) , SAID PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE;

4.) ALONG THE COMMON LINE OF PAWLOW AND THE HEREIN DESCRIBED PROPERTY, S 30-55-20 W A DISTANCE OF 1284.42 FEET TO AN IRON PIN, SAID PIN BEING NORTHEAST CORNER OF LOT 1 OF THE FINAL PLAT OF THE STROMATT PROPERTY, SAID PIN BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE;

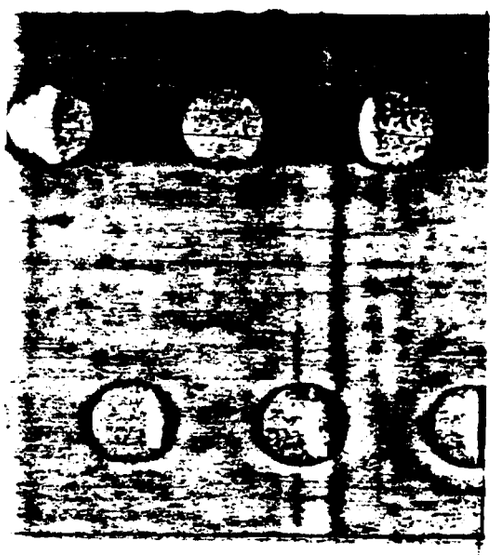
5.) ALONG THE NORTH LINE OF LOT 1 AND THE SOUTH LINE OF THE HEREIN DESCRIBED PROPERTY, N 59-04-40 W A DISTANCE OF 202.02 FEET TO AN IRON PIN, SAID PIN BEING NORTHWEST CORNER OF SAID LOT 1, THENCE;

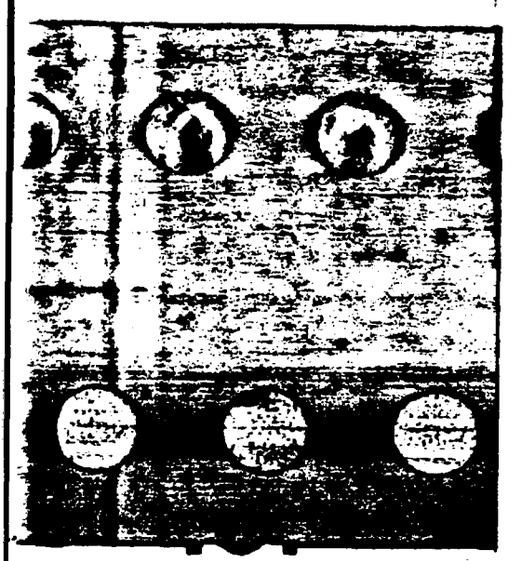
6.) ALONG THE WEST LINE OF LOT 1 AND THE EAST LINE OF THE HEREIN DESCRIBED PROPERTY, S 30-42-50 W A DISTANCE OF 721.00 FEET TO AN IRON PIN, THE BEGINNING, CONTAINING 8.003 ACRES MORE OR LESS, BASED UPON A SURVEY BY JESSE WALKER, CAMPBELL-MCRAE AND ASSOCIATES, DATED FEBRUARY 7, 1996.

Being a part of the same property conveyed to Freddie D. Stromatt and wife, Lisa Stromatt by deed from Stephen A. Pawlow and wife, Mary Louise Pawlow of record in Deed Book 5213 110, Page 110, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

7395 05/30 01:01 03CHECK 131.40





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

RECEIVED OF _____

FOR _____

BOOK 10067 PG 264

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 32000.00
				CON TX 118.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 131.40
				CHECK 131.40
			05/30/96 01	16:09 0001 7395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187106
IDENTIF. ← REFERENCE

96 MAY 30 PM 4:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1045298