BOX 19B
96-5-107A BOOK 10072 PG 588

0188559

IDENTIFICATION REFERENCE

96 JUN -4 PM 12:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner:
Louis J. DeFelice and Rachel S. DeFelice
305 North Wilson Boulevard
Nashville, Tennessee 37205

Send Tax Bills To:
UNION PLANTERS BANK OF MIDDLE TENNESSEE, N. A.
401 Union Street
Nashville, TN 37219-2588

Street Address of Subject Property:	Map-Parcel No:
305 North Wilson Boulevard	Map 103-12
Nashville, Tennessee 37205	Parcel 298

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAY S. KAMEN AND WIFE, KAREN L. KAMEN**, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto **LOUIS J.** DeFelice **AND WIFE, RACHEL S.** DeFelice , hereinafter called "**GRANTEES**," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 20 of Cherokee Park, Block "F", of record in Book 6200, page 912, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jay S. Kamen and wife, Karen L. Kamen by deed from David A. Goldberg, unmarried and Rosemary E. Phillips, unmarried, of record in Book 9263, page 179, Register's Office for Davidson County, Tennessee.

The said Jay S. Kamen being one and the same person as Jay Steven Kamen.

The said Karen L. Kamen being one and the same person as Karen Kamen.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 6200, page 912, Register's Office for Davidson County, Tennessee;

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 **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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 31st day of May, 1996.

Jay S. Kamen
JAY S. KAMEN BY KAREN KAMEN AS HIS ATTORNEY IN FACT by Karen L. Kamen

Karen L. Kamen
KAREN L. KAMEN

3928 06/04 0101 03CHECK 1485.30

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of May, 1996, before me personally appeared Karen L. Kamen to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires January 24, 1998 STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersiged, a Notary Public in and for said County and State, the within named Karen Kamen, 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 on behalf of Jay S. Kamen as his Attorney-in-Fact, as the free act and deed of the within named Jay S. Kamen.

Witness my hand this 31st day of May, 1996.

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires January 24, 1998 STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $399,000.00.

Karen L. Kamen
Affiant

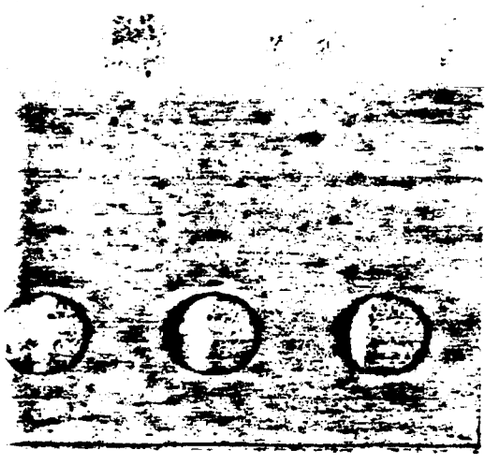
Subscribed and sworn to before me, this the 31st day of May, 1996.

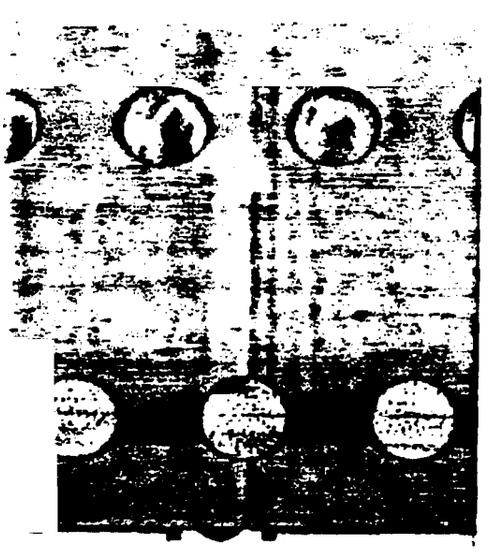
NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires January 24, 1998 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

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





RECEIVED OF _____

FOR _____

BOOK 10072 PG 590

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 399000.00
CON TX 1476.30
PRFEE 1.00
WDEED 8.00
TOTAL 1485.30
CHECK 1485.30

06/04/96 01 12:45 0001 8928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188559
IDENTIF. & REFERENCE

96 JUN -4 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046804