FORM NO. WD-1

BOOK 10091 PG 559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF JUNE, 19 96

Notary Public

MY COMMISSION EXPIRES: 4/22/98

(AFFIX SEAL)

First Title & Escrow Co., Inc.
Box #9B

#13930

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY H. NARDUCCI et ux	CITIBANK F.S.B.	131-6-C-50
(NAME)	(NAME)	
61 Ravenwood Hills Circle	12855 North Outer Forty Drive	7DA 92624
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	St. Louis, MO 63141	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, ROY W. NOVAK, Unmarried and ROBERT LEE PENNINGTON, JR., Unmarried Joint Tenants with Rights of Survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY H. NARDUCCI and wife, LAURA H. NARDUCCI

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:

LAND in Davidson County, Tennessee, being Lot No. 89 on the Plan of the Revised Plat of Burton Hills, the Village of Ravenwood, Tract 20, a Planned Unit Development, as of record in Book 6900, Page 363, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Roy W. Novak, Unmarried and Robert Lee Pennington, Jr., Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Roy W. Novak, Unmarried, of record in Book 9536, page 241, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Roy W. Novak, by Deed from Mertech Realty, L.P., at Tennessee limited partnership, of record in Book 9227, Page 12, and corrected and re-recorded in Book 9284, Page 312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees, (2) Restrictions of record in Book 6326, page 588, Book 7071, page 460, Book 7146, page 183, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188; (3) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, and Book 7147, page 416; (4) Charter of record in Book 7189, page 67, Book 6517, page 505, Book 6921, page 21, Book 6517, page 511, Book 6921, page 214, Book 6665,**

unimproved ( )
This is improved (X) property, known as 61 Ravenwood Hills Circle, Nashville, Tennessee 37215
(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 hands this 14th day of June, 19 96

X Roy W. Novak
ROY W. NOVAK

X Robert Lee Pennington, Jr.
ROBERT LEE PENNINGTON, JR.

**page 1; (5) Easement of record in Book 3702, page 250; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 363,

BOOK 10091 PG 560

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROY W. NOVAK, Unmarried and ROBERT LEE PENNINGTON, JR., Unmarried,

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 14th day of June, 1996.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

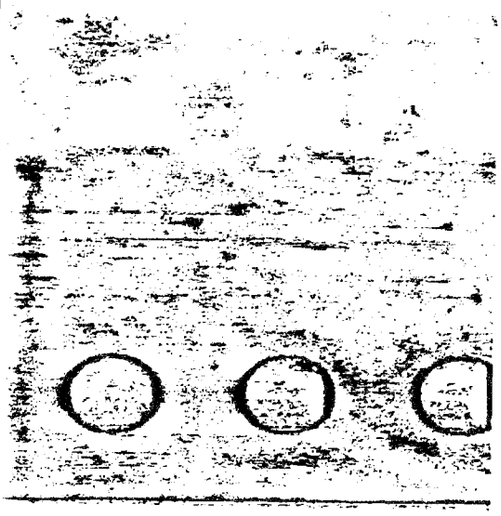
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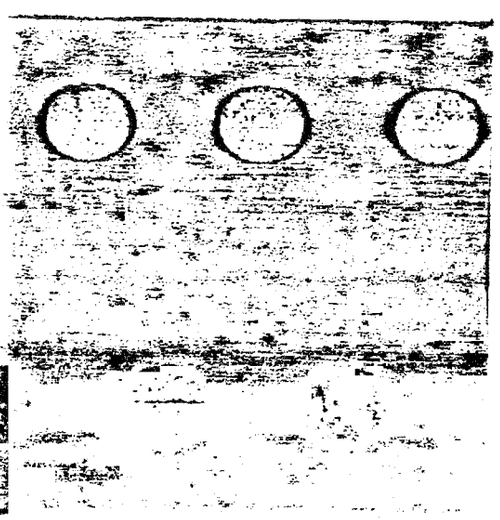
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0194408

53307 06/19 0101 03CHECK 1148.60





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

RECEIVED OF _____

FOR _____

BOOK 10091 PG 561

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 308000.00
				CON TX 1139.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1148.60
				CHECK 1148.60
			06/19/96 01	10:52 0001 5307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194408
IDENTIF. REFERENCE

96 JUN 19 AM 10:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1053107